

# Star Special

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MALAYSIA PROPERTY AWARD™ 2024



FIABCI

INTERNATIONAL REAL ESTATE FEDERATION  
MALAYSIA

## Malaysia Property Award™ 2024

To Recognise Excellence In Real Estate Development



EXSIM

NEW AGE INGENUITY

MALAYSIA Property Award™ 2024 (MPA) has outdone itself once again in showcasing the finest architectural gems in innovation and sustainability across property and design.

Now in its 32nd successful year, this esteemed award by International Real Estate Federation (FIABCI) Malaysia is firmly established among the most prestigious of its kind, with the winners representing Malaysia in the international real estate arena at the FIABCI World Prix d'Excellence Awards.

The event featured 18 categories, with a total of 22 awards presented, including two individual awards of Property Man and Property CEO.

The winners are selected by a distinguished panel of jury and independent judges who are highly experienced in their respective fields.

This year, FIABCI-Malaysia has the pleasure of receiving three international Independent Judges – Robert Marie Co Sy from the Philippines, Gillian Tay from Singapore and Prof Chen Ming-Chu from Taiwan.

Known for its stringent evaluation process to reflect its reputation as the benchmark of excellence, MPA recognises the dedication, hard work and expertise in the property industry.

To qualify for the Award, the participating projects must meet set criteria, which serves as a yardstick in their pursuit of continuous improvement and innovation with outstanding developments that stand out above the rest.

The rigorous evaluation process and judging criteria are independently conducted in an overall manner by evaluators, jury members and independent judges based on the entire project quality, including the preparatory stage and marketing strategy.

The award procedures, rules and regulations are adhered to, enforced and executed without fear or favour right from the nomination stage, physical site visits and verifications to the judging.

Continuously maintaining the high standard of the judging process is vital to reflect its transparency, high integrity and impeccable reputation.

FIABCI-Malaysia president Dr Yu Kee Su said the winners' remarkable achievements have earned them a well-deserved place among the best in the real estate industry.

"Their dedication, innovation and relentless pursuit of excellence are testament to their robust spirit to further propel Malaysia's property sector.

"This year's award comes at a time when our industry is navigating both challenges and opportunities," he said.

"The global economic landscape and evolving consumer expectations have pushed us to embrace sustainable development, integrate technology and prioritise resilience in our projects.

"We are inspired by the vision

# Celebrating innovation and excellence

## MPA inspired by quality and responsible practices to take industry to greater heights



Yu (seated centre) with members of his organising committee and secretariat.

and adaptability that we see in our developers and industry leaders, who are not only addressing these challenges but turning them into opportunities for growth."

He said the vision for the industry is clear – for Malaysia's property sector to set a benchmark for sustainability and smart development that anticipates future needs.

"We must continue to innovate, commit to quality and champion responsible practices to benefit not just investors but the community and environments we serve.

"Developers must uphold the highest standards of ethics and professionalism, fostering trust and contributing to a landscape that encourages both local and international confidence, and build developments that enhance quality of life, uplift communities and contribute to economic stability."

With a shared commitment to progress, Yu said the industry is well positioned to navigate these dynamic times and scale even greater heights together in shaping a brighter future.

"And for the first time, we hosted two gala dinners within a one-year period to realign the gala dinner back to its original timeline that was disrupted by the Covid-19 pandemic and movement control order back in 2020.

"The first one was held at One World Hotel on March 9 for MPA 2023 and the second one at the same venue last night for MPA 2024."

MPA organising chairman Chia Tee said the exceptional entries have demonstrated not only the

ambition and creativity that characterise our country but also a growing awareness of the importance of sustainable and community-focused development.

"The winners embody the above qualities and more, setting new standards for excellence and innovation," Chia said.

"Developers must continuously push beyond traditional boundaries, prioritising sustainability and incorporating smart technologies to enhance efficiency and liveability."

To achieve these, he said, developers must invest in continuous learning, adopt global best practices and collaborate across sectors to deliver projects that are not just economically viable but also socially and environmentally responsible.

He urged industry players to embrace adaptability and foresight, ensuring their developments meet the evolving needs of society while maintaining high ethical standards and quality.

"There is room for improvement in integrating green building practices more extensively and ensuring that affordability and accessibility do not fall by the wayside.

"The future demands a balanced approach where economic growth is in harmony with environmental stewardship and social impact.

"As we celebrate the winners, let us use their successes as inspiration and motivation.

"Let this year's MPA remind us that excellence is not only about recognition but about contributing to an industry that builds a sustainable and prosperous future for all."

### A global recognition

Regarded as the gold standard for real estate players, Malaysia Property Award™ has been honouring excellence in property developments since 1992.

Now a brand unto itself and a driving force for developers, the coveted MPA recognises outstanding developments that best embody distinction in all aspects of their creations.

This prestigious accolade provides a much needed platform for developers to showcase their architectural gems to the world besides serving as a source of inspiration.

The high level of excellence displayed in the submissions speaks volume about the quality of the property industry in Malaysia.

The multi-layered judging process begins annually with the organising committee studying nominated projects for preliminary eligibility confirmation.

Any queries will be communicated to the participating companies for answers or corrections. Non-compliance submissions are either rejected or reserved for the following year.

Qualified nominations are then forwarded for physical site visits and verification by evaluators, who are divided into groups of four to six, each headed by a group leader.

Each group works independently on their assigned projects. Evaluators are made up of those holding senior management positions in the real estate industry or relevant companies.

Although they contribute voluntarily, their conduct is bound by a written code of ethics.

They will conduct a site visit to each project for physical inspection, information verification and assessment to see if it meets the set criteria and requirements.

Upon returning, each member will then prepare their respective project analysis report to be presented to the organising committee, which is held separately for each group.

The aim of this tier is to further analyse and determine each project's merits based on evaluators' reports and markings.

Thereafter, the group's marking of the projects in the category is decided and the qualified projects are forwarded to the next stage with both evaluator and organising committee consensus.

The next stage of selection is by the Panel of Jury who will go through the submitted projects and unanimously agree to the shortlisted projects to be presented to the Independent



FIABCI-Malaysia president Dr Yu Kee Su.



MPA organising chairman Chia Tee.

Judges meeting.

The final stage of judging is by the independent judges formed by respected members of society and industry captains, and not related to FIABCI-Malaysia (its National Committee members including the president are not allowed to be appointed as independent judges).

They will give marks based on merit and quality of the projects according to each category's judging criteria.

Comparisons are made between projects of the same category to identify strengths and weaknesses.

The selection of the final winner of each category is based on the highest final total score from the evaluator, jury members and independent judges.

It is then confirmed by the Independent Public Validator.

No winners will be awarded if none of the projects in the category scores at least 75%.

Project winners will go on to represent Malaysia at FIABCI World Prix d'Excellence Awards, where the awards presentation ceremony is held at FIABCI World Congress at the end of May or early June each year.

The entire nomination and judging process takes seven to eight months to complete. Evaluators, jury members and independent judges all work voluntarily and independently. They are requested to abstain from evaluating and judging the entire category if they have a conflict of interest in any of the projects featured in the said category.

Everyone involved is highly dedicated to maintaining the highest standards and ensuring that the awards reflect only the very best in the industry.

# A hallmark of distinction

THERE is no doubt it is the aspiration of every developer in Malaysia to take home the coveted Malaysia Property Award™ (MPA), long regarded as the true benchmark of excellence not just within the country but also on the world stage.

Organised by FIABCI-Malaysia, the MPA had started off with only six categories in 1992 but has since grown to more categories, covering a wide spectrum to better reflect the latest global development trends.

The categories are Affordable Housing Super High Rise, Affordable Housing High Rise, Affordable Housing Low Rise, Environmental, Heritage, Hotel Up To 300 Rooms, Housing Master Plan, Mixed-Use Development, Office, Commercial Residential Super High Rise, Commercial Residential High Rise, Commercial Residential Low Rise and others.

There are also two individual accolades – Property Man/Woman and Property CEO – which recognise top real estate leaders with significant contributions or visionary ideas.

The MPA is held in such high regard because of its rigorous four-tier evaluation and judging process that has ensured the integrity and transparency of the Award through the decades.

All MPA winners will advance to the FIABCI World Prix d'Excellence Awards to compete in the international arena against the best of the best, and many have emerged triumphant over the years.

This is a testament to the high standards, innovative designs and unique value propositions offered by these benchmark Malaysian projects and the developers who built them.

Winners stand to benefit from tremendous publicity through both international media and FIABCI's network spanning over 50 countries, as well as receiving the coveted trophy and certificate, and the right to use the official FIABCI World Prix d'Excellence Awards logo on their correspondences.

## Soar like a butterfly

A thing of beauty is a joy forever. The Butterfly that emerges from a pupa symbolises the evolution of the MPA trophy from the earlier FIABCI Property Award of Distinction.

Symbolically, the five pillars depicted on the trophy enumerate the five continents in which FIABCI holds esteemed membership from the real estate fraternity.

The upward-pointing, chevron-like top represents the strong force of maturity and excellence within the industry.

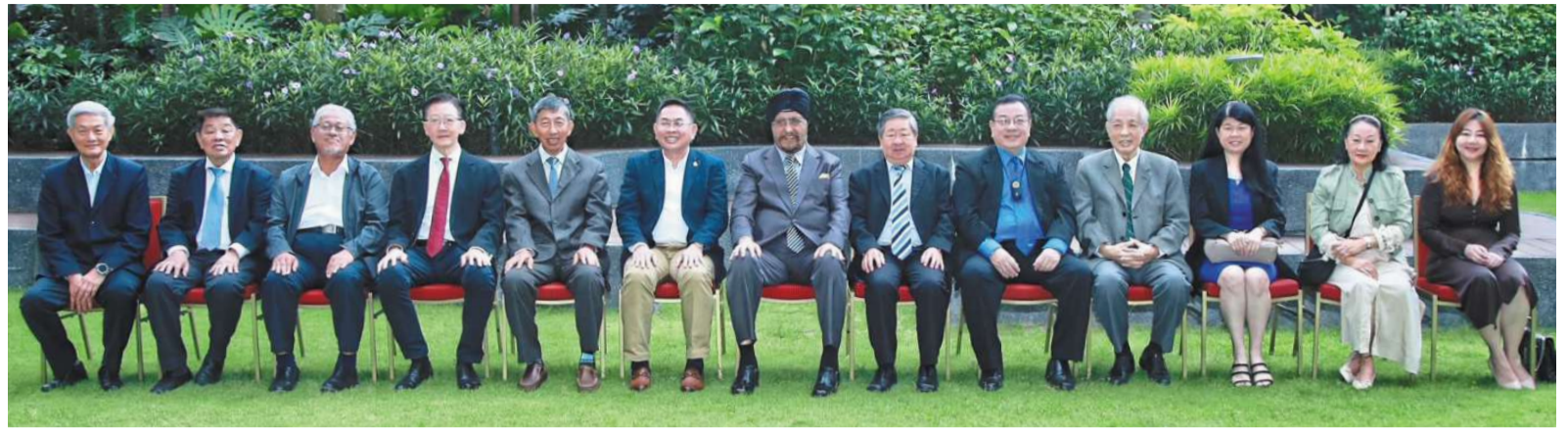
The emergence of the butterfly from the cocoon signifies the hardship and struggles in the process of organising the Award, as well as the process of developing a project of excellence.

Beautiful creations do not come easy. A pupa undergoes a long and tough battle before emerging from the tight cocoon.

This stage best describes the development process of the award winning projects.

It also signifies that the best is developed in a conducive environment.

The outline of the butterfly wrapped with a gold glow symbolises the Award as a



The Independent Judges for Day 1 (from left) Prof Dr Yeah Kim Leng, Goh Bok Yen, Prof Dr Masran Saruwono, Datuk Low Keng Kok, Datuk Yeo Heng Hau, Datuk Khirudin Drahan @ Hussaini, Datuk Dr Pretam Singh, Datuk Donald Lim Siang Chai, Robert Marie Co Sy, Prof Chen Ming-Cheu, Rita Sabrina Wong, Gillian Tay and Jessica Chaw Siew Hwa.



The Independent Judges for Day 2 (from left) Razman Ibrahim, Robert Marie Co Sy, Datuk Soh Chai Hock, Datuk Khirudin Drahan @ Hussaini, Gillian Tay, Jessica Chaw Siew Hwa, Datuk Low Keng Kok, Datuk Yeo Heng Hau and Associate Prof Oo Yu Hock.

guardian angel, which upholds the quality of the development projects in the Malaysian real estate industry.

The logo is made of mainly white and gold.

The white background signifies the purity behind the intention in organising the Award while the gold is the symbol of majestic, elegance, honour and triumph.

Hence the FIABCI world, on the one Earth we have. A place of beauty and peace, just like the MPA which exemplifies inspiration from all things beautiful and peaceful.

## FIABCI-Malaysia

FIABCI-Malaysia was established in 1975 as the networking arm of the Housing Developers Association (now known as REHDA), with the late Datuk Yaakob Hitam as its first president.

Its objective was to foster goodwill and understanding with international organisations, and promote progress in developments through better systems.

As a non-governmental organisation, its members consist of real estate industry professionals of every discipline such as property developers, architects, surveyors, contractors, lawyers and engineers.

Spearheading the drive to foster nation building, it provides an excellent networking and knowledge sharing platform for members, allowing them to connect and exchange ideas on property development, marketing trends and new products and services.

The organisation plays a vital role in supporting the real estate

industry and helping to advance the interests of its members and the sector as a whole, creating business opportunities and serving as a source of information and expertise for the public.

It works closely with national and local governments to help shape policies and regulations, promote the adoption of best practices and standards, and provide a voice for the industry on a global level.

FIABCI-Malaysia has established itself to expand into independent and challenging horizons, leading the Malaysian industry by instilling exceptional standards and giving more Malaysians access to quality living.

It also helps to improve the competitiveness of members through various educational and training programmes and introduces Malaysian development advancements to the world through international awards such as the MPA.

The MPA has been one of its greatest legacies. The award manual for evaluation and selection criteria is so well-regarded that it was requested and used as the blueprint for similar awards in other countries.

FIABCI-Malaysia has also successfully organised international events including two Asia Pacific Real Estate Congress and the highly acclaimed World Congress in 2002 and FIABCI World Real Estate Congress 2015.

The year 2005 marked a remarkable achievement for the organisation when its then president Datuk Alan Tong became the first Malaysian to helm FIABCI World in its 75 years of history.

Over the span of 49 years, FIABCI-Malaysia has built a firm foundation and proven its strength.

Moving forward, it will continue to educate and uphold its standards in every aspect as well as contributing to the growth of the Malaysian real estate industry.

At present, it is in constant effort to expand its membership to enable more networking opportunities for industry players, advance important agendas like sustainability and promote healthy competition by celebrating the successes of its members.

## Without fear or favour

Competition was incredibly tight this year with the top-notch submissions.

Kudos to the panel of distinguished jury and judges who must have had a difficult time selecting the winners.

The judges are made up of Datuk Donald Lim Siang Chai (former Deputy Finance Minister), Datuk Yeo Heng Hau (former Deputy Secretary-General of Housing and Local Government Ministry) and Jessica Chaw Siew Hwa (founder and managing director of JC Consult Sdn Bhd).

On board are also Datuk Khirudin Drahan @ Hussaini (Fire and Rescue Department of Malaysia Fire Safety Division director), Rita Sabrina Wong Kee Ling (Malaysian bar member and legal advisor for World Federation of Fuzhou Association Ltd) and Datuk Low Keng Kok (member of Universiti Teknologi Malaysia's Board of Directors).

The panel also consist of Prof Dr Yeah Kim Leng (Director of

Economic Studies Program at Jeffery Cheah Institute on Southeast Asia at Sunway University), Datuk Dr Soh Chai Hock (member of Local Government Development Ministry's appointed Panel of Experts) and Goh Bok Yen (director of MAG Technical & Development Consultants Sdn Bhd).

Rounding them up are Datuk Dr Pretam Singh Darshan Singh (president of Property and Real Estate Association), Prof Dr Masran Saruwono (UiTM Professor of Architecture), Associate Prof Oo Yu Hock (president of Global Academics Research Academy Malaysia) and Razman Ibrahim (former deputy registrar at the Court of Appeals).

This year's panel of judges also comprise three international independent judges – Robert Marie Co Sy (former National President of FIABCI Philippines) from the Philippines, Gillian Tay (KEO/Director of Christie International Real Estate Singapore) from Singapore and Prof Chen Ming-Cheu (former vice-executor of Urban Design & Environment Planning Research Center in Tamkang University) from Taiwan.

The Panel of Jury members include Choy Yue Kwong (past president of Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia), Datuk Paul Khong (past president of The Royal Institution of Surveyors Malaysia) and Ts. Kamal AG (vice-president of Institute of Malaysian Property Agents & Consultants).

Also lending their expertise are Boon Chee Wee (past president of Malaysian Institute of Architects), Tan Kian Aun (president of Malaysian Institute of Estate Agents), Lum Youk Lee (vice-president of Malaysian Shopping Mall Association) and Matthias Loui Hoong Fei (treasurer general of Malaysian Institute of Property & Facility Managers).

Last but not least are Datuk Ho Hon Sang (president of REHDA), Datuk Chua Soon Ping (president of Sabah Housing and Real Estate Developers Association), Sim Kai Li (member of FIABCI Singapore), Datuk Alex Ting Kuang Kuo (past president of Sarawak Housing & Real Estate Developers Association) and Anthony Liew Hong Huat (president of Malaysia My Second Home Consultants Association).



Komune Living & Wellness is South-East Asia's largest co-living and wellness hub and combines serene surroundings with scenic views.

Bangsar South's fully integrated urban sprawl makes it a highly sought-after address in Kuala Lumpur.

# UOA: Building for the future

TRUE excellence in building transcends mere aesthetics, as structures must also bring functionality, sustainability and community impact.

This has long been the belief of Kong Chong Soon, UOA Group's co-founder and managing director of UOA Development Bhd, who sees the development of new spaces with meaningful impact as opportunities to create lasting value for residents and businesses, while enhancing the surrounding environment for the benefit of all.

Such strategic vision and foresight are what enabled him, over three decades of stewardship, to turn UOA into one of the most respected and reputable property development companies.

It has a diverse portfolio of high-profile and well-received residential, commercial and mixed-use projects, all consistently delivered ahead of schedule and known for their quality.

UOA continues to achieve and set new benchmarks year after year, with accolades from local and international awards bodies, a stellar testament to their exemplary efforts.

The latest is a well-deserved accolade for Kong, who was bestowed Malaysia Property Award™ 2024 Property Man of the Year by FIABCI-Malaysia.

The prestigious award reaffirms his position as a visionary whose strategic foresight, cross-industry expertise, financial acumen and collaborative spirit have positively impacted Malaysia's property landscape.

Kong's profound impression on the property industry is only matched by his remarkable humility. Despite his many achievements, he remains grounded and always attributes success to the collaborative efforts of his team and the input of stakeholders.

This reminds us all that the greatest achievements are often built on a foundation of respect and collaboration.

"I am deeply honoured to be accorded the prestigious Property Man Award. This recognition is not just a reflection of my achievements but a testament to the collective efforts, dedication and shared vision of our entire organisation," Kong shared.

"It is a tribute to the hard work of every individual who contrib-

uted to UOA's success, and I accept it with great humility and gratitude."

## Setting the foundations for success

UOA Group was established in 1987 with an earnest objective: to develop and invest in high-quality properties that would be recognised as the hallmark of distinction.

The group achieved a monumental milestone with the listing of its development arm UOA Development Bhd on Bursa Malaysia in 2011.

Kong's foray into the property development and construction industries began nearly 40 years ago.

His cumulative years of experience and contribution to the dynamic and ever-evolving property industry have guided his exceptional leadership in the ensuing decades, and are pivotal to UOA's success.

He studied in Australia, and graduated in Civil Engineering.

Kong is an insightful leader who truly excelled beyond the norm. His ability to envision transformative developments is rooted in a deep understanding of the communities UOA served.

Whether it was residential projects that redefined neighbourhoods, commercial spaces that blended functionality with style or sustainable initiatives that showed foresight for future generations, he always placed the needs of the community at the heart of everything.

This led the company to build an impressive track record of delivering successful, transformative projects that positively impacted communities, while propelling the industry forward.

Kong's unwavering commitment to building excellence manifested in structures that blended functionality with aesthetic appeal and sustainability, while setting new benchmarks for quality.

His ability to envision the potential of a site, and then bring that vision to life, helped turn many underdeveloped areas into thriving hubs of activity and opportunity.

There are always challenges – from economic shifts to regulatory changes and global crises – but UOA is able to innovate, adapt and remain

grounded in its values. This is key to its longevity.

The past several years, more than any other, have demonstrated how the property industry can be a catalyst for positive change, if one chooses to lead with purpose and foresight.

"UOA cultivates a culture of collaboration and innovation where every voice matters. Every idea has the potential to transform the way we do business.

"As we progress, we are constantly reminded of the values that got us here – integrity, transparency and a relentless pursuit of excellence.

"Our commitment to doing what is right, to staying true to our principles, has been – and will continue to be – the cornerstone of our success," Kong said.

When it comes to developments, his approach centres on integrating essential components that prioritises community needs, convenience and accessibility.

As such, UOA projects are designed to be inclusive, sustainable and socially responsible, reflecting a deep commitment to the communities they serve, as epitomised by Bangsar South, Komune Living & Wellness and Bamboo Hills in Kuala Lumpur.

## Bangsar South

As a highly sought-after address in the capital among today's discerning urbanites, Bangsar South's uniqueness lies in its fully integrated urban formation that sprawls over 60 acres.

This award-winning commercial-cum-residential development is well-established as the preferred business and lifestyle hub in the city that stands out due to its prime central location, excellent Internet and transport connectivity plus a host of retail, dining, service, hospitality, healthcare and recreational facilities.

Its green surroundings and vibrant atmosphere have also made it one of the favoured destinations where business, lifestyle, wellness and convenience converge.

Duo Tower – the latest addition to Bangsar South – is a contemporary, future-forward office building designed to transcend the traditional office experience with an array of

wellness facilities and flexible office spaces.

## Komune Living & Wellness

A uniquely welcoming development, Komune Living & Wellness is South-East Asia's largest co-living and wellness hub.

Adjoined to the biggest tropical public park in Cheras, it basks in serene green surroundings and beautiful views, making it the perfect sanctuary for short vacations, long-term stays and senior living.

It is a place where relaxation, rejuvenation, active ageing and wellness all come together.

With a number of medical practices, health-centric treatments, wellness pampering services, inviting accommodation spaces, extensive dining choices, practical community areas and a host of recreational activities, the development takes on a dynamic, integrated and community-focused approach towards wellness.

## Bamboo Hills

Strategically located in Taman Bamboo, off the Duta-Ulu Kelang Expressway (DUKE) in Kuala Lumpur, this mixed-use development spans approximately 27 acres.

It encapsulates the spirit of a coveted location amid a sanctuary of conveniences.

Bamboo Hills Residences is its latest phase, following the successful completion of the Bamboo Hills dining enclave, an exclusive and popular F&B destination known for lush landscapes, water features, unique dining pavilions and vast outdoor spaces.

As a transit-oriented development with a direct link bridge to the Kentonmen MRT Station, Bamboo Hills Residences offers unparalleled connectivity and accessibility to the city centre, blending all the conveniences of urban living with a prime location.

Under Kong's cross-functional leadership, UOA has also steadily expanded its portfolio to include businesses in other sectors including hospitality and healthcare.

These complementary sectors play a significant role in supporting the group's core business in property development, and



UOA Group co-founder and UOA Development Bhd managing director Kong Chong Soon, who won the 2024 Property Man of the Year Award.

enhance its resilience and adaptability in a changing marketplace.

UOA also takes on a multi-faceted approach towards corporate social responsibility (CSR), guided by Kong's strong philanthropic mindset and active involvement.

Beyond his impressive achievements in property development, Kong has also continuously extended support to local initiatives and philanthropic efforts, strengthening community ties and enhancing quality of life.

By aligning CSR initiatives with the group's values, he demonstrates how a strong leadership commitment can drive positive social impact while driving business success.

Kong's contributions will leave an indelible mark, shaping a brighter future for both the property development sector and the communities that UOA serves.

With the Property Man Award, we celebrate not only his achievements but his strong commitment and community-focused approach that serve as a powerful reminder that the heart of property development lies in enhancing the lives of people.

Kong summed it up by saying, "To our valued purchasers, employees, stakeholders, and the communities that have supported us – thank you.

"This recognition belongs to all of you, and I am deeply grateful for your trust, your collaboration, and your belief in the vision we are creating together."

# Strides in Excellence

Together, we celebrate three remarkable decades of collective achievements in shaping the future of our business, our people and the communities we serve. Our continuous dedication is reflected in UOA's stellar showcase of properties including Bamboo Hills Residences and Duo Tower Bangsar South. Welcome to our world of endless potential.



BAMBOO HILLS  
RESIDENCES

Experience a sanctuary of  
conveniences at an enviable address



Artist's Impression



Discover an iconic landmark  
with premium office spaces in Bangsar South



Artist's Impression



+603 2282 9993  
www.uoaproperty.com

BAMBOO HILLS RESIDENCES DEVELOPER: CONCORD HOUSING DEVELOPMENT SDN BHD 201401019880 (1095964-W) | DUO TOWER DEVELOPER: PARAMOUNT PROPERTIES SDN BHD 200501009710 (686757-K)  
Developer's Address : UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia | Developer's License No : 30343/01-2028/0020(A) | Validity Period : 24/06/2024 - 23/06/2027 | Sale & Advertising Permit (Phase 1) : 30343-2/06-2027/0558(N)-(S) | Sale & Advertising Permit (Phase 2) : 30343-1/06-2027/0559(N)-(S) | Project Type : Suite Apartments | Building Plan Approval Body : Dewan Bandaraya Kuala Lumpur | Building Plan Approval (Phase 1) : DBKLJKB.BP.U1.OSC.2023.3048(20) | Building Plan Approval (Phase 2) : DBKLJKB.BP.U1.OSC.2023.3049(21) | Total Suite Apartment Phase 1 : 755 | Total Suite Apartment Phase 2 : 881 | Total Floor Level : 51 | Land Tenure : Freehold | Land Encumbrances : None | Interest Restrictions : None | Proposed Completion Date : August 2029 | Minimum Price Phase 1 : RM486,000 | Maximum Price Phase 1 : RM 1,135,000 | Block B Minimum Price Phase 2 : RM543,400 | Block B Maximum Price Phase 2 : RM 1,228,000 | 5% Discount for Bumiputera. All information and perspectives contained in this printed material are subject to change without prior notice and cannot form part of any offer or contract. All information contained herein is correct at the time of printing and neither the developer nor its agent(s) can be held responsible for any inaccuracy. All illustrations shown are artist's impressions and for reference only.

# Creating tomorrow and beyond

ECO World Development Group Bhd (EcoWorld) is renowned for its bold vision of creating sustainable and liveable communities.

The company has long spearheaded environmentally conscious developments that deliver lasting value to customers and society both in Malaysia and internationally.

Its success over the years is largely attributable to the strong team led by Datuk Chang Khim Wah, who has been EcoWorld's president and chief executive officer since the brand first emerged in 2013.

Bringing with him over three decades of experience in the constantly evolving property sector, he was the ideal leader to chart the company's rapid and transformative growth.

Despite being one of the newer names in the Malaysian property scene, EcoWorld quickly became one of the country's most dynamic and influential real estate developers.

Chang's exemplary stewardship was duly recognised with the Property CEO Award at the prestigious Malaysia Property Award™ 2024 by FIABCI-Malaysia.

He said the company owed much of its success to the synergistic efforts of its highly experienced management and energetic youth whose innovative vision and bold ideas allowed it to pioneer industry-leading projects and practices.

"This honour as Property CEO is really an accolade for Team EcoWorld and the great people I have been privileged to lead and work with.

"It reaffirms my belief that with a focused, agile and dedicated team we can achieve much, enabling us to deliver sustainable growth for our shareholders and creating enduring value for EcoWorld communities and future generations," he shared.

## Charting success

Chang spent much of his career pioneering and accelerating the growth of large-scale property portfolios.

He has a knack for identifying promising growth opportunities, as well as leading and motivating multi-disciplinary teams in executing complex undertakings.

As a dynamic and visionary leader, he is also well-regarded for his ability to foster strong, cross-generational and cross-functional relationships. These factors were key to EcoWorld's rapid rise.

Looking back at how much was achieved in just 11 short years, Chang again credited it to the collective dedication and hard work of Team EcoWorld.

"This includes every member, from senior management to those on the ground.

"We pride ourselves on creating an inclusive culture that values each person's strengths.

"As a result, we have been able to build an innovative and resilient workforce that is capable of driving the company to ever greater heights," he added.

Chang said the cohesion and creativity of Team EcoWorld were especially evident during



EcoWorld president and chief executive officer Datuk Chang Khim Wah.



EcoWorld's largest township, Eco Grandeur, located in Puncak Alam, Selangor.



Eco Galleria in Eco Botanic, Iskandar Malaysia, is a thriving commercial centre which attracts both the local community and visitors from surrounding areas.

challenging times, such as the recent Covid-19 pandemic.

Due to restrictions of the time, they had to find new ways to conduct business, and pursued digital transformation.

These efforts led to significantly improved customer service, enhanced communication and streamlined processes which in turn allowed substantial cost savings.

"A notable innovation during the pandemic was the launch of duduk by EcoWorld, an affordable high-rise brand catering to young urbanites.

"We achieved over RM2bil in sales from more than 5,400 units sold, underscoring the company's agility in responding to market needs with innovative and accessible solutions," Chang said.

He added that it was also testament to the trust, collaboration and shared values within Team EcoWorld who work together towards a common purpose, turning challenges into opportunities.

## Strategic growth

Under Chang's shrewd stewardship, EcoWorld built a diverse portfolio of well-received townships, thriving industrial parks and bustling commercial hubs.

Many are landmarks in their respective areas and benchmarks of design excellence.

Besides introducing unique lifestyle concepts, they also epitomise responsible development.

The group's landbank – across the Klang Valley in the central region, Iskandar Malaysia in the south and Penang up north – also grew from 1,017 acres to 8,969 acres.

These have an overall gross development value (GDV) exceeding RM80bil.

EcoWorld's robust business model is anchored by five sizeable and diversified revenue pillars known as Eco Townships, Eco Rise, Eco Hubs, Eco Business Parks and QUANTUM.

Chang explained that Eco Townships are beautifully designed landed homes set amid lush green backdrops, complete with comprehensive lifestyle amenities.

Eco Rise encompasses an ever-expanding range of high-rise residential developments, including popular and affordable duduk apartments for the young and young-at-heart.

Eco Hubs are shop and strata offices, as well as retail spaces, located within Eco Townships and other integrated developments.

Eco Business Parks are green industrial parks crafted to meet the needs of 21st century industrialists from large multinationals to SMEs.

Meanwhile, QUANTUM offers cutting-edge business parks catered to specific needs of data centres, high technology and high value-added ventures.



(From left) Chang, Deputy Minister of Investment, Trade and Industry Liew Chin Tong, EcoWorld executive chairman Tan Sri Liew Kee Sin and EcoWorld deputy chief executive officer Liew Tian Xiong at the launch of EcoWorld's new industrial revenue pillar, QUANTUM.

## Unique 'DNA'

EcoWorld's "DNA" – which stands for Design, Nature and Art – ensures every project is built with environmental stewardship and social responsibility at its heart.

Chang chairs its Sustainability Committee, which works to implement eco-conscious initiatives throughout developments in line with the company's longstanding commitment to sustainability.

This body is composed of senior leaders across various disciplines.

Together, they spearhead unique efforts that promote low-carbon communities and eco-friendly practices.

These initiatives not only enhance the lives of residents but also contribute positively to the planet.

Beyond financial success, Chang said EcoWorld is also deeply committed to social responsibility and improving quality of life for people living in and around its developments.

"We constantly seek avenues to give back to society. For example, through the Eco World Foundation, over 2,000 underprivileged students are supported annually.

"This empowers them through education and provides opportunities for a better future."

Such meaningful programmes

bring significant positive impact for people from all walks of life, embodying the group's ethos of building better communities for tomorrow.

Looking ahead, EcoWorld is intent on continuing its robust growth and leadership in the property sector.

This includes being a key driver of sustainable urban development, which reflects the team's shared commitment to innovation, sustainability and creating an environment where people can thrive and businesses can flourish.

Epitomising this future-focused approach is QUANTUM's series of smart industrial parks for digital and high-tech industries, which offer firms a conducive backdrop to power the world of tomorrow.

Chang's legacy of excellence at EcoWorld highlights the impact of strategic vision and collaboration.

Together, Team EcoWorld has built a brand that consistently delivers long-term holistic value to all its stakeholders.

As the group evolves, this foundation of forward-thinking leadership paves the way for future generations, ensuring it stays at the forefront of the industry and well-positioned to make impactful contributions that will positively shape Malaysia's property development landscape for years and decades to come.

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M Vertica's clubhouse houses the gym, badminton court and multipurpose hall, and the Aqua Zone with wading pool (right) promises a splashing fun time.

# Reinventing affordable luxury living

AFFORDABLY priced yet luxurious in every sense, M Vertica delivers a lifestyle of convenience, community and the vibrancy of the city to your doorstep.

Designed with your family in mind, this high-rise development by Mah Sing Group Berhad is an embodiment of smart living, connectivity, accessibility and sustainability.

Surrounded by established public transport and infrastructure, one could not wish for a more optimal address with its prime location in the heart of Cheras, keeping you connected to everything you need.

The 11.25-acre mixed development with cosy three- to four-bedroom suites is also well positioned to accord residents a sweeping view of Kuala Lumpur's iconic city skyline.

This family-centric project is simply ideal for today's dynamic metropolitan family with its extensive amenities and generous community spaces.

There are also 74 units of double-storey retail shops to make certain residents are never too far from anything.

Launched in 2017, M Vertica is Mah Sing's largest M Series affordable high-rise development comprising five towers, each complete with premium facilities and green features.

M Vertica has garnered a string of accolades over the years including making history in the Malaysia Book of Records for the Biggest Residents' Facility Deck in the country.

Adding to its remarkable achievements is the prestigious Malaysia Property Award™ 2024 (Commercial Residential Super High Rise Category) by FIABCI-Malaysia.

Mah Sing chief executive officer (Property Subsidiaries) Yeoh Chee Beng said the recognition is a testament to the Group's commitment to quality, sustainability and community enrichment, bolstering its reputation as a leader in creating affordable, high quality urban living spaces.

"M Vertica holds a special place in our journey.

"From the moment we acquired the land through the



Mah Sing chief executive officer (Property Subsidiaries) Yeoh Chee Beng.

planning and construction phases, and even amid the challenges of the Covid-19 pandemic, our team has worked tirelessly to deliver a premier residential project that serves not only as a home but also as a vibrant community space.

"We are extremely proud of what we have accomplished here and this award has further strengthened our resolve to raise the bar in our future undertakings, delivering even greater value and quality to our residents and stakeholders," he said.

Reflecting on M Vertica's journey, he added that the project has been more than just a development.

"It has achieved multiple milestones with positive impact not only on our residents but also on the wider community.

"From setting national records to enhancing safety standards, we are very grateful that our efforts were able to benefit the community around us, creating a lasting and meaningful footprint in Cheras."

The development also stands testament to efficient project management and commitment to timely delivery.

Despite considerable challenges posed by the pandemic, Mah Sing completed all five towers 13



Aerial view of M Vertica's facility deck; the clubhouse housing the gym, badminton and multipurpose courts.

months ahead of schedule, delivering the entire project within 47 months of the allotted 60-month period.

This impressive feat reflects the developer's dedication to meeting and exceeding expectations, providing homebuyers with quality homes sooner than anticipated.

## Your home in the skyline

A sustainably built Transit-Adjacent Development (TAD), M Vertica beckons with a new way of wholesome living enabled by innovation and technology.

Get empowered by community app, real-time notices, panic button, closed-circuit TV and intercom, 24-hour security and automated waste disposal chamber system.

Sustainability is a core focus with a variety of eco-friendly features to support an environmentally responsible lifestyle.

These include a pneumatic waste management system, LED lighting in common areas, rainwater harvesting for landscape irrigation and electric vehicle charging stations.

Inside each residence, low-e glass and low volatile organic compound (VOC) paint are used to reduce energy consumption, while washrooms with dual-flush toilets conserve water.

M Vertica is conveniently located within walking distance of excellent public transportation, thus reducing carbon footprint.

It is a mere 500m from the Maluri LRT and MRT interchange and 800m from Taman Permata MRT station.

Additionally, a covered walkway connecting the development to the Maluri MRT station is near completion, enhancing access to major city hubs like TRX and

Bukit Bintang within minutes.

Situated in a thriving mature neighbourhood, accessibility is further improved by the broad network of highways and roads, including a dedicated ramp from Jalan Cheras with direct access to M Vertica's parking levels.

Its close proximity to Kuala Lumpur's financial and shopping district places it a stone's throw from a wide range of essential lifestyle needs, ranging from local and international schools to retail and F&B establishments such as Sunway Velocity Mall, MyTown and Ikea.

## Amenities to evoke the senses

M Vertica provides more than ample facilities for residents to live in luxury and convenience. It boasts Kuala Lumpur's largest landscape-and-facilities deck for a high-rise property spanning 4.5 acres, earning it a place in the Malaysia Book of Records.

Overlooking the panoramic cityscape, the deck features over 40 exclusive amenities and recreational zones to cater to residents of all ages, ensuring a holistic lifestyle.

The Active Zone consists of playgrounds, jogging and cycling track; the Passive Zone has a yoga deck and a variety of gardens for those zen moments; and the Aqua Zone offers a splashing good time.

There is also a club house housing the gym, badminton court and multipurpose hall as well as an exceptionally large sports court for futsal, tennis and basketball.

## More than just a home

Designed to offer affordable yet quality living, M Vertica is

more than just a home – it provides a community-centred, connected and eco-conscious lifestyle.

With its award-winning facilities, outstanding workmanship and thoughtfully integrated community amenities, it embodies Mah Sing's mission to deliver value-driven, sustainable developments.

M Vertica achieved a remarkable 83% QCLASSIC score, an industry-leading quality certification awarded by the Construction Industry Development Board (CIDB) Malaysia, underscoring the Group's dedication to excellence.

The project's construction journey recorded an impressive safety milestone of eight million man-hours without any lost-time injuries (LTI) to highlight Mah Sing's strong commitment to the safety and well-being of its workforce.

In 2023, the developer proudly handed over the RM20 million Arena Badminton DBKL Cheras for community use.

Located within walking distance of M Vertica, this 2.253-acre facility is managed by Kuala Lumpur City Hall and features 12 courts with seating for over 600 spectators, multipurpose hall, gymnasium, cafeteria and ample parking.

To further support the community, Mah Sing constructed Surau Tarbiah adjacent to M Vertica. This 10,225 sq ft modern prayer facility is a much valued community space for spiritual and educational gatherings.

Since its completion and hand-over to buyers, M Vertica has demonstrated significant appreciation in value and promising rental yields, reinforcing its appeal as a premier choice for homebuyers and investors.





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Spanning 11.25 acres in the heart of Cheras, M Vertica redefines urban living with its record-breaking 4.54-acre residents' facility deck, eco-friendly features, and premium amenities. Strategically located near LRT and MRT stations, it offers unparalleled connectivity and convenience.

With a total of 3,684 units, M Vertica boasts an impressive 83% QCLASSIC score, reflecting thoughtful community enhancements that underscore Mah Sing's dedication to quality, sustainability, and innovation. As a vibrant, award-winning development, M Vertica represents the perfect fusion of modern living and timeless value.

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



Residensi Matang Premier enjoys a great location in a peaceful suburb on the outskirts of Sarawak's capital Kuching.

# Prime real estate at affordable prices

RESIDENTIAL structures of all kinds dot major cities and towns across Malaysia as the country's ever-growing population creates strong demand for housing.

This has resulted in a thriving housing development landscape, with an endless array of developers rolling out ever-evolving offerings in line with the latest trends, across the country.

However, one truly stands out with its single-minded mission of building quality homes within reasonable prices for middle-income (M40) Malaysians.

Since its establishment in 2012, PR1MA Corporation Malaysia has undertaken 88 projects across various locations nationwide to cater to the growing need for affordable housing.

This has enabled over 43,000 Malaysian families – and counting – to realise their long-held dreams of home ownership.

But this affordability does not come at the expense of quality. One of PR1MA's key emphases is to deliver exceptional value to buyers with high-quality homes designed with great liveability.

Residents of its projects enjoy the same quality workmanship, leisure amenities, security features and lifestyle concepts as some other pricier developments.

Indeed, as of May 2024, some 85% of completed PR1MA projects have gone through Quality Assessment System (QLASSIC) certification, achieving scores as high as 82%.

Most are built in prime locations across the country, allowing families a conducive and nurturing environment to grow and thrive.

Many are also completed and ready for move-in, offering great value and convenience right off the bat.

The project's excellence and quality have also earned PR1MA coveted accolades, such as the SHEQ Day 2023 award by the Construction Industry

Development Board (CIDB) of Malaysia.

It underscores the corporation's unwavering commitment to upholding the esteemed PR1MA brand and making it a benchmark in the affordable housing segment.

The latest accolade was for Residensi Matang Premier in Sarawak, which won the Malaysia Property Award™ 2024 by FIABCI-Malaysia in the Affordable Housing Low Rise Category.

The accolade is testament to the commitment of everyone in PR1MA to provide quality housing with great value for Malaysians throughout the nation.

## Quality made affordable

PR1MA seeks to set a new standard for urban living by seamlessly blending quality, affordability and accessibility in one of the most sought-after locales in Kuching, Sarawak's sprawling capital city.

Residensi Matang Premier is strategically located in Matang, a peaceful suburb on the outskirts of Kuching.

It is one of the pioneer batches of affordable PR1MA housing in the state, constructed by renowned PR1MA appointed contractor Lee Ling Construction & Development Sdn Bhd.

The development comprises 448 units of cosy apartments spread across six four-storey blocks, with a range of essential facilities and development features suited to local market preferences.

The blocks are equipped with lifts for convenient access and sit on a generous 8.84-acre plot of land surrounded by vast greenery.

The development offers residents a modern and sustainable lifestyle through excellent spatial design

capitalising on natural ventilation and lighting, which reduces the need for artificial lighting and air-conditioning, hence saving on energy costs.

Units come in four configurations – Types A1 and A3 at 910sq ft with two bedrooms and two bathrooms, and Types B1 and B3 at 978sq ft with three bedrooms and two bathrooms.

Spacious floor plans allow homeowners the flexibility of crafting comfortable living spaces in line with modern urban living trends.

More importantly, it gives families sufficient space to grow and enjoy quality moments together.

All units come with high-quality finishes. A grand entrance door welcomes one home, while glass balustrades with aluminium finishes open up to a spacious balcony.

Interior spaces feature elegant and durable 2ft x 2ft porcelain floor tiles, as well as full-height tiles in the bathrooms.

The units come partially furnished with built-in top and bottom kitchen cabinets, built-in shoe racks and intercom system.

These negate the need for home buyers to do tedious and costly renovations before moving in, making the home-ownership process hassle-free and more enjoyable.

There are also good leisure amenities. Linear gardens and pocket parks between the blocks afford residents ample open spaces to relax in, while the more athletically inclined can utilise the futsal and basketball courts.

These communal spaces not only allow one to enjoy a healthy lifestyle, but also foster social connections and camaraderie among members of the community.

Children can also have endless hours of fun at the playground.

The development also comes with covered car parks and a four-tiered security system.



Amenities such as futsal and basketball courts (above) allow the community to come together and lead a healthy active lifestyle. The development's modern design (below) including spacious balconies, wide windows and high-quality finishes evokes a luxury feel.



Despite being affordable housing, Residensi Matang Premier is essentially a gated and guarded community thanks to perimeter fencing, a guardhouse, CCTV monitoring and keycard access.

As an embodiment of PR1MA's commitment to high-value holistic housing, this development epitomises the corporation's unique premise of redefining affordable housing and offering M40 Malaysians not only exceptional value for money, but also homes with great liveability.

## Prime location

Matang is one of Kuching's most liveable neighbourhoods, thanks to its good public amenities and infrastructure.

Residensi Matang Premier is located close to shopping amenities, F&B outlets, educational institutions, medical centres, post offices, banking facilities, recreational parks and more.

There are several convenience stores and clinics within a 2km radius while shopping centres such as Plaza Merdeka, Tun Jugah Shopping Centre, Centrepoint Shopping Centre, The Hills and Riverside Shopping Complex are within 10km.

Families with school-going children would not need to commute far as government schools are within a 4.5km radius.

Additionally, campuses for LimKokWing Institute of Creative Technology, University College of Technology Sarawak and SEGi College Sarawak are just 6.2km to 9.8km away.

For other healthcare needs there are the Normah Sarawak Medical Centre, Hospital Umum Sarawak and Hospital Petra Jaya 4.8km to 10.8km away.

Green lungs like Taman Rekreasi Matang Jaya and Taman Sukan dan Rekreasi SLPS are 2km and 6.9km away respective-

ly, while the celebrated Kuching Waterfront 7.9km from Residensi Matang Premier.

Further out, Taman Rekreasi Jubilee Mas, Matang Family Park and Taman Negara Kubah are located at a distance of 12km to 15.5km.

## Benchmarking standards

All PR1MA homes are aligned with CIS 7:2021 and ISO 9001:2015 guidelines.

These see rigorous quality assessment systems adopted to evaluate construction workmanship based on predefined criteria.

The latest version of CIS 7, updated in 2021, maintains its focus on architecture, basic maintenance and engineering fittings, as well as external finishings.

This underscores PR1MA's unwavering dedication to quality standards.

Its quality assurance framework also relies on PQUICK (PR1MA Quality in Construction Check), PEPSI (PR1MA Environmental Plus Safety Inspection), PWAS (PR1MA Workmanship Assessment System) and PMUI (PR1MA Mock-up Unit Inspection).

These approaches allow for a systematic and structured way of managing quality throughout all stages of product development and its entire construction lifecycle.

The Malaysia Property Award™ is further testament to PR1MA's commitment to building modern and comfortable homes to foster thriving and sustainable communities for all Malaysians, especially those in the M40 bracket.

Moving forward, the corporation will continue to build more high quality yet affordable homes for Malaysians, with some 37,000 new units slated to be ready by 2029.



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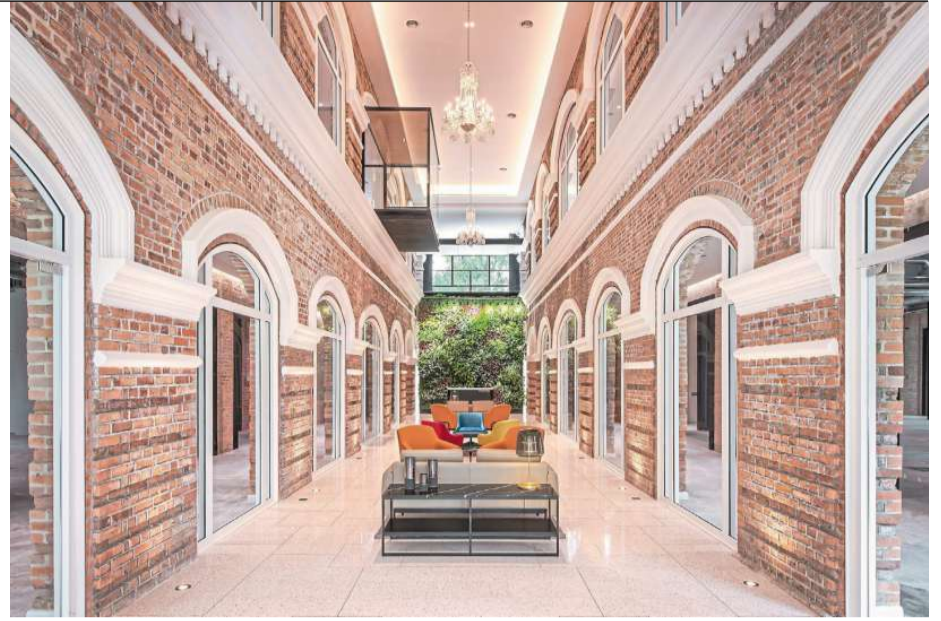
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PRIMAHOMES



Sentul Works is a striking masterpiece of heritage-led conservation married with contemporary design. The seamless blending of old and new is a dazzling sight and shows mastery of regeneration as well as appreciation of the nation's rich and valued heritage.

# Breathing new life into heritage and history

FORMERLY a Federated Malay States Railways (FMSR) building, Sentul Works celebrates the rich heritage of its original century-old architecture while projecting a modern aesthetic on the historical site of Sentul West in Kuala Lumpur.

Nestled within a pristine lush park, this remarkable project by YTL Land & Development Berhad has masterfully revitalised a derelict space into an astoundingly unique office address that delivers a rare definition of prestige.

Natural beauty, historic architectural appeal and an infusion of cutting-edge design enhancements create a zone of creativity and connectivity that will revolutionise office ideals.

Its restoration and reconstruction, a marriage of heritage and striking contemporary architecture, began in July 2019, initiated by YTL Land which from the early 2000s had steered Sentul's revitalisation to preserve its rich railway heritage.

The building stood as a ruined grand colonial structure with its distinctive colonial-style brick facade enhanced by a series of prominent concrete-arch colonnades.

From an aerial view, the remains beckon as a "hollow shell" which in its grandeur was akin to a blank canvas for the YTL Land Design Team to explore possibilities for adaptation into a modern contemporary office while preserving the building's railway nostalgia.

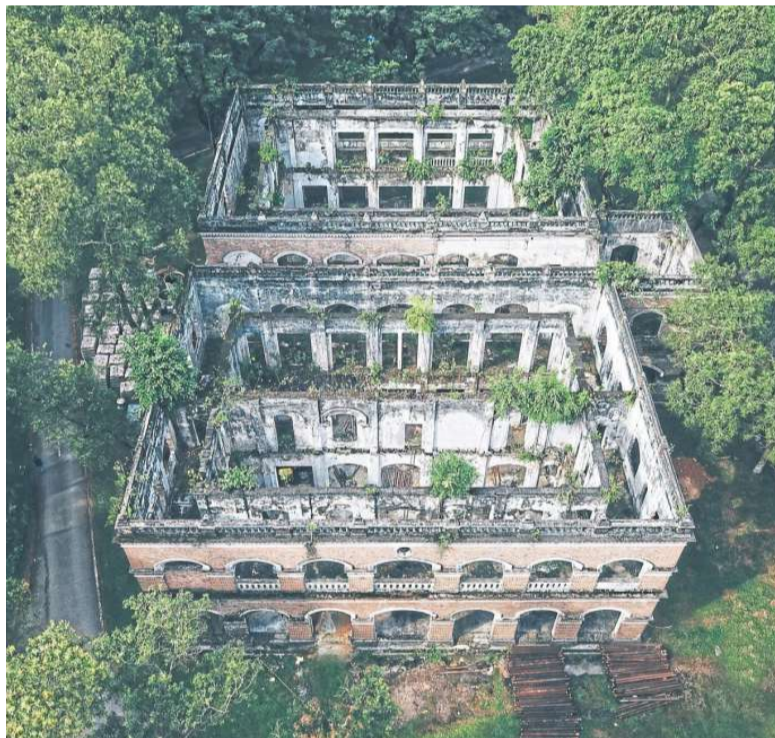
The objective was to ensure that the "new" must not overwhelm the "old" as ideally, both elements should coexist to capture the building's history and heritage in preserving its character for generations to come.

The restoration under an adaptive reuse approach takes a palette of rich, earthen colours to celebrate local character and identity as well as tranquillity of the site in its natural state.

Now fully restored, preserving 95% of its original structure yet ingeniously adapted to look, feel and function as a state-of-the-art workplace, Sentul Works has set a new global benchmark in office design and innovation.

This vision of renewal without a doubt is an extraordinary feat that went on to greatly impress judges of the prestigious Malaysia Property Award™ (MPA) 2024 by FIABCI-Malaysia.

A rare achievement indeed for one project to take home two MPA accolades but Sentul Works



The empty shell of the former colonial railway building served as a blank canvas for YTL Land Design Team to create an urban gem in the park.

achieved just that – the development won hands down in both the Heritage Category and Office Category.

Since its conceptualisation, Sentul Works has received much excitement as a heritage-designated work and play destination and this recognition will propel it to greater heights.

## A vision of renewal

The preservation and repurposing of Sentul Works is a continuation of YTL Land's reuse and rejuvenation efforts under its urban renewal masterplan in Sentul West to renew the community but not at the expense of sacrificing its railway heritage.

"There has always been a strong interest in heritage and historical buildings globally.

"Hence we have been preserving these century-old railway buildings inherited from the FMSR era," said YTL Land director Yeoh Pei Teeng.

"Careful integration of historical structures with the surround-

ings plays an important role in the regeneration scheme and in creating significant benefits for the community and nation.

"The building may have outlived its purpose but its colonial-era brick structure remained distinctive within a historical site with cultural significance.

"Naturally it's our role to honour its heritage and rustic charm.

"By strategically blending old with new, we took a holistic approach to ensure the outcome is a visually enhanced balance between heritage-led conservation and modern contemporary design," she added.

Yeoh said by retrofitting Sentul Works for a new use, this allows the dilapidated building and its structure to be updated under a sustainable approach to meet modern demands while retaining its historical integrity.

"Starting from the welcoming entrance drop-off to the reception featuring a double-volume atrium to the open landscaped deck commanding inspiring views over a park setting, the

building is constantly generating new experiences and regenerating old connections in curating its illustrious history."

The design journey preserves the existing colonial brick wall facade where the "old and rustic" remain exposed.

Additions to the structure in Corten steel pay homage to Sentul's illustrious industrial past.

Connecting elements between the "existing" and "new", natural materials like red brick, concrete, steel, glass and timber are deployed in innovative ways to integrate seamlessly with the building's architecture.

The biophilic design brings nature seamlessly into the very heart of the building to create Kuala Lumpur's first heritage office in a park.

## Reimagining the work environment

The original layout of Sentul Works consists of two main spaces separated by a central double-volume hallway.

The periphery is lined with covered verandah walkways framed by brick and concrete-arch colonnades serving as a buffer between the interior and the tropical outdoors.

Adapting to the symmetry of the interior, the new free-plan office space flanks the original hallway which now serves as a double-volume central atrium for a grand reception area.

Two bridges on the first floor spanning the central atrium space link the office floor plates on both sides.

Visual connection is established between tenants of the ground and first floors without compromising on privacy.

The future-proof office space is minimalist and flexible in design to cater to current and future needs alike.

A new second floor and third floor clad with the trademark Corten steel bring the total floor area of the four-storey office to 39,800 sq ft.

The self-weathering Corten

steel mirrors the unique environment of Sentul today, its new urbanism enhanced by its history.

Another material of significance is red brick, which is synonymous with the character of railway artefacts in Sentul West, represented in the area's other period buildings including the award-winning Kuala Lumpur Performing Arts Centre.

Carefully positioned windows, pop-up balconies and the open deck provide many levels of engagement with the refreshing outdoors while transforming the interior into welcoming light-filled spaces.

## A transformative statement

With a history dating back to the early 1900s, the Sentul West enclave with its collection of old railway warehouses and workshops symbolises more than an icon of the area's glorious past.

The site's long history as one of the biggest and finest integrated railway engineering workshops in the world, serving Malaya's rail network under British rule, is pivotal in defining the identity of Sentul for over a century.

Today, an artfully sculpted skyline and stunning architectural statements define the landscape of modern Sentul, complemented by unrivalled infrastructure and connectivity including four train lines (MRT, LRT and KTM) and five stations.

YTL Land has infused intelligent infrastructure enhancements and strategically planned residential and commercial spaces to create an integrated way of life in a unique community, where the old blends seamlessly with the new.

Heritage renewed with a timeless flair, Sentul's rich railway heritage has gloriously come alive to inspire the new generation.

Today, these valuable assets play an important role as a catalyst for regeneration and provide opportunities for appreciation of the nation's rich and valued heritage.

# SENTUL WORKS

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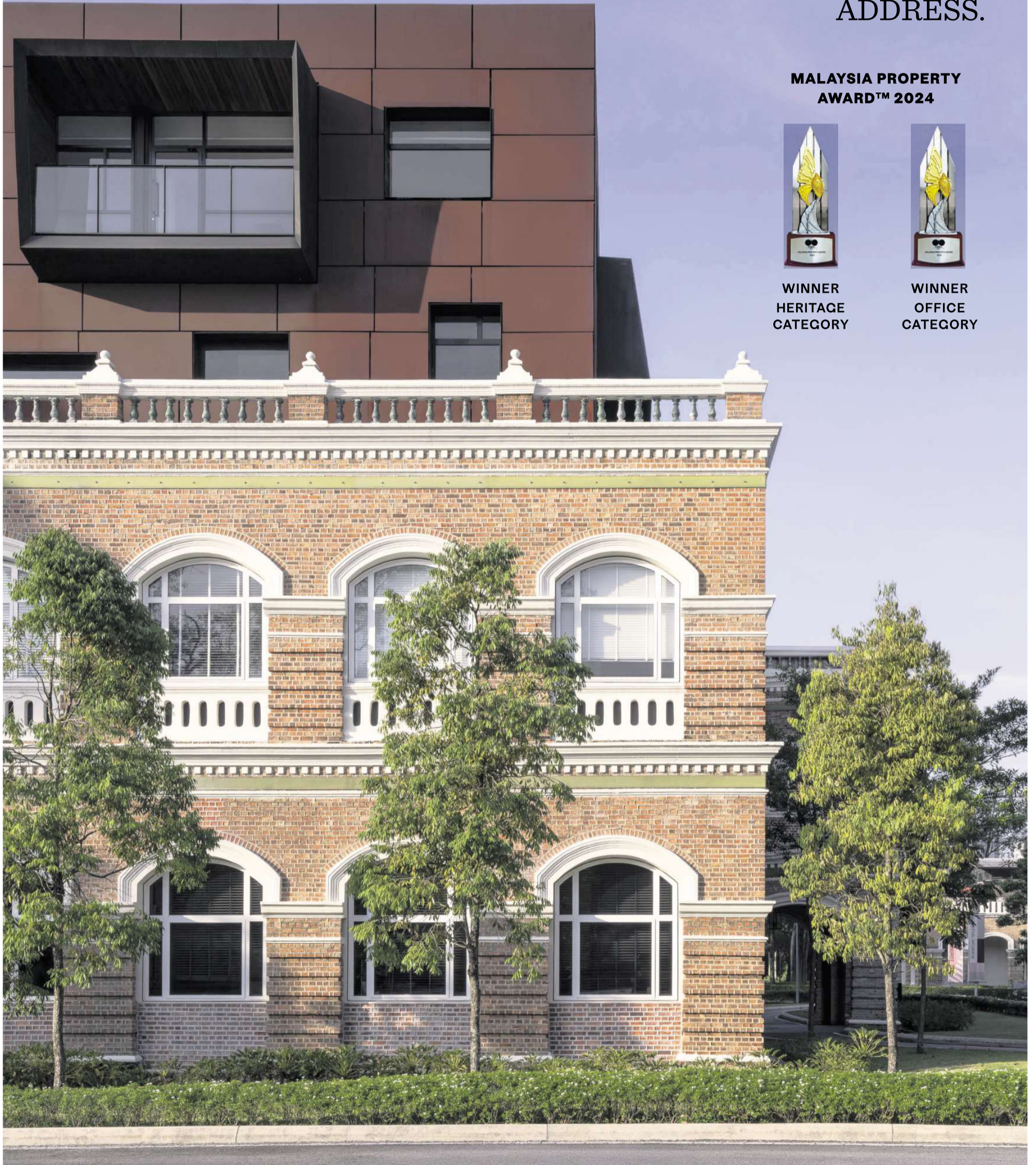
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# Designed to uplift the soul



The 22-acre Iringan Bayu Wetland Park is the centre of the Seremban township that strikes a harmonious balance between urban living and nature.



There are many art sculptures and installations scattered around the park, adding visual interest.

LIVING with nature can uplift the soul and inspire one to adopt an eco-friendlier lifestyle.

Residents at OSK Property's sprawling 1,717-acre Iringan Bayu sustainable and master-planned township in Seremban, Negri Sembilan, can easily attest to that.

With a 22-acre Wetland Park as its centrepiece, they get to experience first-hand the healing power of nature.

Its breezy expanse of greenery restores the mind and rejuvenates the senses.

It is testament to the developer's innovative approach to placemaking which not only cultivates a sustainable and thriving ecosystem but also enhances livability and well-being.

This makes Iringan Bayu Wetland Park a standout winner in the Environmental Category of FIABCI-Malaysia's prestigious Malaysia Property Award™ 2024.

OSK Property Holdings Berhad chief executive officer Ong Ghee Bin said the recognition validates their holistic approach to sustainability and commitment to environmental conservation.

"We've always believed in creating lasting, sustainable communities that are in harmony with the environment.

"Incorporating a wetland park was a deliberate choice to provide residents with more than just homes – it was about building a lifestyle that values well-being and ecological responsibility.

"Having such a space not only enhances the appeal of the community but also fosters a deeper connection to nature and sense of environmental stewardship.

"This award will inspire our team to keep working hard to pioneer eco-friendly and community-focused elements in future developments.

"At OSK Property, we're always looking to push boundaries, especially in sustainable construction, green spaces and eco-friendly technologies as our broader company vision is to be an industry leader in building communities that support both people and the planet," he added.

## Wholesome environment

Iringan Bayu Wetland Park arose from a desire to strike a harmonious balance between urban living and nature.

What would normally be a mundane water retention pond was cleverly reimagined as a recreational space that also functions as a self-sustaining ecosystem with carefully curated native flora.

Today, it is not just a landscaped area but a "living" environment that supports local biodiversity and offers residents a natural retreat right at their doorstep.

Completed in December 2019, the Wetland Park is open to the public and includes scenic viewing decks and pathways where people can take in sweeping landscapes.

There are also jogging and cycling trails, as well as spaces for community and educational activities.

There are also 24 art sculptures and installations scattered around the area, made with 91% recycled materials from the company's construction sites. These add visual interest without using any new materials.

The plants placed on-site are

mostly endangered or native species, which in turn attract other wildlife like birds and beneficial insects.

"When designing Iringan Bayu, we saw an opportunity to create something meaningful for current and future generations.

"Wetlands are critical ecosystems that support biodiversity, water filtration and climate resilience.

"By integrating one into a residential setting, we not only enhance quality of life for residents but also foster a deeper connection with nature.

"They'll feel the fresher air, cooler micro-climate and have direct access to a beautiful natural environment that reduces stress, supports physical wellness and encourages outdoor activities.

"Iringan Bayu's name derives from the ever-cooling breezes in the area. The space has become a retreat for residents to relax, be in harmony with nature and enjoy an elevated quality of life.

"This combination of resident engagement and authentic environmental conservation is what sets the Wetland Park apart from other green spaces," Ong pointed out.

## Self-sustaining

Iringan Bayu Wetland Park has a natural water management system in place through the implementation of carefully selected wetland plants to filter incoming rainwater through sedimentation.

This greatly helps in reducing muddy and murky water from going into a nearby river, but also effectively manages storm water and reduces flooding risk.

Its lush vegetation also makes it a natural air purifier. Plants release oxygen and absorb pollutants, thereby improving air quality in the vicinity.

"By sequestering carbon, the greenery effectively helps reduce carbon footprints. At the same time, it also offsets some of the emissions from nearby roads and urban activities.

"The Wetland Park negates the need for energy-intensive infrastructure as it is 100% off-the-grid thanks to the use of solar-powered lighting.

"Furthermore, it inspires residents to adopt a more sustainable lifestyle. As people are encouraged to walk, cycle and spend time outdoors, it reduces car usage within the

area," Ong shared.

The company actively monitors and manages the park to ensure the wetland remains a thriving ecosystem.

Outcomes have been highly positive – increased biodiversity has been observed, water usage has been kept to a minimum and strong community bonds have been forged among residents through various eco-related activities.

"We also prioritise sustainability in ways that directly support the local economy, such as partnering with local businesses such as suppliers and contractors to supply goods and services.

"This creates job opportunities and promotes local craftsmanship," Ong added.

"Our park also offers educational programmes such as guided tours on the ecosystem, workshops on sustainable practices, and school visits focused on conservation.

"These not only enrich visitors' experiences but also foster environmental awareness and inspire the next generation to appreciate and safeguard precious natural resources."

## Ideal backdrop

Seremban's vast natural surroundings and proximity to urban centres in the Klang Valley make it a perfect backdrop for a nature-focused development.

Iringan Bayu appeals to families and individuals seeking tranquillity without sacrificing convenience.

All homes have access to the Wetland Park, creating a serene and picturesque enclave that feels like a retreat from city life.

"Homes here are catered to a broad market, from young professionals to growing families. From affordable mid-range options to premium residences, the township is built for those who value sustainable living and being in a close-knit community.

"The price point also ensures

accessibility while maintaining exclusivity.

"Most of our buyers are first-time homeowners, retirees and those relocating from more urban areas.

"The integration of a natural wetland makes this a rather unique township in the region.

"And with an array of amenities that encourage outdoor activities and social interaction, what you get is a healthier and more vibrant community," Ong said.

Elaborating further, he said the positive reception to Iringan Bayu Wetland Park made the company even more keen to replicate the concept in future developments where possible.

"Every community we design is carefully tailored to its surroundings, and we'll continue to incorporate this innovative approach in new areas.

"Furthermore, we will be working closely with local authorities and using our wetland park as an example of how proper integration of development and nature can result in significantly better living environments.

"The project exemplifies our commitment to innovation, sustainability and enhancing quality of life. It aligns with our vision of not just building homes, but building better futures."

Ong described the FIABCI-Malaysia award as strong affirmation of the project's quality and premise, bringing further credibility to the OSK brand and showing potential buyers and investors that their commitment to sustainability and quality is valued among the industry.

"We are incredibly humbled to receive this recognition. Awards like this celebrate the hard work of our entire team, as well as the vision and values we bring to our developments.

"It's a moment of pride and will motivate us to continue innovating and setting higher standards for the future," Ong added.



IRINGAN BAYU®  
SEREMBAN

# Thank You



**2024**  
Environmental Category  
Winner

## HONOURING NATURE WITH SUSTAINABLE PROGRESS

We are deeply grateful to receive the Environmental Excellence Award by Malaysia Property Award™ for Iringan Bayu Wetland Park. This achievement is a testament of our commitment to sustainable development and our vision for a greener future. To our dedicated team, supportive community, and stakeholders who stood by us, thank you for your dedication to creating a sustainable, thriving township. Together, we have built more than a park; we have established a lasting legacy for environmental stewardship. Here's to a future where nature and community grow hand in hand.

**OSK  
PROPERTY**



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SCAN TO DISCOVER  
THE WONDERS OF  
IRINGAN BAYU  
WETLAND PARK



CRAFTING townships since 1979, Tropicana Corporation Berhad has built a remarkable track record, garnering over 150 awards, besides revolutionising the Art of Living with its timeless masterpieces.

With over 16 sustainable townships across Malaysia, the group has broadened its position from a resort-style developer to a sustainable community planner anchored on its eight development DNAs and three ESG pillars.

All Tropicana signature developments offer a new dimension of privileges and indulgences with their distinctive hallmarks of prime location and desirable lifestyle proposition, creating the ideal live-work-play-learn-grow environment.

The approach focuses on indoor and outdoor spaces that are in ecological and aesthetic harmony with their surroundings while connecting with communities and contributing to a sustainable future for generations to come.

Its stellar achievements continue with Tropicana Aman in Selangor, which has been accorded the prestigious Malaysia Property Award™ 2024 (Housing Master Plan Category) by FIABCI-Malaysia.

Group managing director Din Tan said this accolade further cements Tropicana's reputation as a visionary developer committed to sustainable living.

"The award not only recognises the meticulous planning and innovative concept behind our developments but also validates our commitment to creating harmonious and eco-conscious communities.

"With emphasis on integrating green spaces, accessible amenities and modern lifestyle offerings, Tropicana has proven its ability to design vibrant neighbourhoods that prioritise both environmental needs and residents' well-being.

"Aligned with our ongoing mantra to 'Redefine the Art of Living', Tropicana aspires to continue leading the way in sustainable living, building confidence and trust among its stakeholders," he elaborated.

### A walking and biking community

Located next to the affluent Kota Kemuning, the 863-acre Tropicana Aman is artfully designed to acquaint residents with all the alluring attributes of Mother Nature.

Revel in the lush greenery of its 85-acre Central Park and 7km walking and biking trail.

Take a leisurely stroll along its glistening lakes or relax in the serene ambience of this recreational hub.

A strong sense of place is created by Central Park, unique to only Tropicana Aman, where the trail runs through the whole development with the intention of reducing overall carbon footprint and encouraging residents to adopt healthy living.

With more than 10% natural green spaces, there are a total of 6,400 trees planted, with 2,400 regular sized trees and 4,000 native trees introduced at sapling stage.

Other components in this self-contained mixed development are landed strata residences, urban homes, commercial precincts, Kindyland, TENBY

# Connecting communities, forging futures



Central Park at Tropicana Aman.



Tropicana Aman is artfully designed to acquaint residents with all the alluring attributes of Mother Nature.



Hana Residences (left), part of Tropicana Aman's nine residential phases; Varia (right), the development's latest launch comprising shop offices.



International School and SJK(C) Bukit Fraser.

Within the compound at Tropicana Aman Recreational Hub, one will find an array of impressive community leisure and recreational facilities such as 50m swimming pool, gymnasium and banquet hall as well as badminton, tennis and basketball courts.

Each residential parcel is a "gated and guarded community", an identifiable neighbourhood with its own unique architecture and landscaping, open spaces and social heart comprising basic amenities.

This is to create community living in a safe and secured environment while bringing residents together towards establishing a friendly neighbourhood.

The masterplanned township provides tranquil and whole-

some living away from the stresses of the city yet easily accessible and seamlessly connected.

With road access comprising Lebuhraya Shah Alam (Kesas), South Klang Valley Expressway (SKVE) and Expressway Lingkar Tengah (Elite), Tropicana Aman is within close proximity of essential lifestyle amenities and key destinations.

These include the Quayside Mall, Bukit Kemuning Golf & Country Resort, Kota Permai Golf & Country Club, Paya Indah Wetland, Sunway Lagoon and Taman Botani Putrajaya.

### Holistic living

Driven by the commitment to promote health and well-being, the blueprint for Tropicana Aman is to create a resort-style, community-focused township.

or simply relax in a serene environment that offers a refreshing escape from urban life.

The recreational hub with its wellness-centric amenities encourages an active lifestyle, with regular events and classes that boost community participation.

The matured commercial and retail hubs featuring furniture boutiques, electronic appliances stores as well as dining options attract both residents and visitors.

Over the years, Tropicana Aman has played host to many community-building events like festive get-togethers, outdoor picnics and cycling competition boasting over 1,000 participants, fostering a sense of community and connection.

The township places strong emphasis on green architecture and eco-friendly features such as solar water heaters, water conservation systems and energy efficient designs.

The focus on sustainability adds to the attraction, particularly for those who are eco-conscious and prefer living in an environmentally responsible community.

The lake at Central Park also serves as storm water management in the event of flooding.

Tropicana Aman's optimal location makes it easily accessible to other parts of Kuala Lumpur and surrounding areas, further cementing its appeal as a living haven.

From high-rise to landed homes and luxurious villas, the township provides diverse housing options tailored to different lifestyle requirements.

There are nine residential phases – Arahsia, Bayan, Cheria, Dalia, Elemen, Freesia, Gemala, Hana and Aman 1 – catering to young professionals all the way to large families, with prices ranging from RM360,000 to RM6.6mil.

Tropicana Aman is established with long-term sustainability in mind, having put in place initiatives to maintain its appeal over time through quality construction, maintenance and sustainable living principles.

For more information on Tropicana Aman's latest launch – Varia, comprising double-, three- and four-storey shop offices – visit [www.tropicanaaman.com.my](http://www.tropicanaaman.com.my) or contact 1700-81-8868.

The development philosophy emphasises a balanced lifestyle, integrating abundant green spaces and walking and biking trails with comprehensive amenities.

The township is designed to enhance residents' quality of life by offering modern and comfortable homes, commercial spaces to meet everyday needs and expansive outdoor areas.

The first phase, Arahsia Residences, was launched in 2015, two years after the concept was conceived, and achieved a 100% take-up within the first month.

The 85-acre Central Park is the focal point of Tropicana Aman with 2,400 trees, 39 benches, 17 pavilions, 10 link bridges, 100ft wide tree-lined boulevards and five landscaped roundabouts.

Residents and visitors can enjoy nature walks and biking





**TROPICANA  
AMAN**  
KOTA KEMUNING



**FIABCI**  
INTERNATIONAL  
REAL ESTATE FEDERATION  
MALAYSIA

# MALAYSIA PROPERTY AWARD™ 2024 WINNER

## Housing Master Plan Category

### TROPICANA AMAN –

An Award-Winning Masterpiece of Tranquility & Elegance

Celebrated as the **Malaysia Property Award™ 2024 winner**, Tropicana Aman is an **863-acre holistic township** that transforms living into art. Anchored by the Iconic 85-acre Central Park, this timeless oasis invites you into a world where nature's splendor and luxury's finest touches unite. An exclusive recreational hub enriches the spirit with moments of wellness and connection, while gated avenues cradle life in pure tranquility. Just steps away, vibrant commercial gems offer urban ease amid breathtaking green landscapes. At Tropicana Aman, every day is a graceful dance between serenity and sophistication, crafted for those who seek life's finest rewards.



#### A WALKING & BIKING COMMUNITY

Our signature **Yellow Bike** stands as a promise of wellness, inviting you to immerse in the harmonious blend of nature and community within this extraordinary township.



Redefining  
the  
Art of Living

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Panglima Garang, Selangor.





TSLAW Tower stands as an architectural statement in the heart of Kuala Lumpur.



STANDING tall in Kuala Lumpur's epicentre, TSLAW Tower has rightfully taken its place as a global business address with its unprecedented connectivity and convenience.

Strategically located at the crossroads of Bukit Bintang and Tun Razak Exchange (TRX), the 48-storey commercial structure has been thoughtfully designed to maximise business performance and potential while celebrating all that is inspiring about the city.

Making a dramatic architectural statement with its timeless design of sleek, monolithic crystalline glass facade, this transit-oriented and GBI-compliant development embraces accessibility and sustainability in their truest forms.

And with a prestige that is simply unrivalled, TSLAW Tower is conceptualised to deliver a highly efficient and functional corporate address, perfectly balanced by inspirational aesthetics and communal facilities.

From its elegant porte-cochere to the double-volume Grand Lobby, retail and private club floors and all the way up to the built-quality of each level, the architecture and design pushes the envelope in corporate artistry in the Klang Valley.

This iconic building by TSLAW Land has been bestowed the esteemed Malaysia Property Award™ (Office Category) 2024 by FIABCI-Malaysia.

### A visionary lifestyle quarter

TSLAW Land has masterfully leveraged cutting-edge features to create the exemplary TSLAW Tower, a workspace that is both environmentally responsible and highly functional.

"By integrating comprehensive sustainability measures, advanced technologies and user-centric design, we have established a new benchmark for commercial buildings.

"TSLAW Tower remains at the forefront of office design, offering a compelling and long-term solution for businesses while contributing positively to the urban landscape of the city.

"The design concept reflects our corporate identity while harmonising with the surroundings and underscoring our commitment to enduring quality and architectural

# Redefining work and life in the city



TSLAW Tower is recognised by the Malaysia Book of Records as the first and only one with 360° LED building facade display.



The building is the embodiment of corporate prestige with its grand design.

integrity," said executive director Law Wai Cheong.

The project features 33 levels of versatile office space above eight storeys of parking facilities, four private club floors and one retail level, over breathtaking views of KLCC and the Royal Selangor Golf Club.

The building is supported by multi-level security, elevators with floor-specific access, high-speed broadband connectivity, sophisticated building management systems and most importantly, a raised floor system and flexible unit layouts to cater to corporate requirements.

Law added that TSLAW Tower is also the first and only one in Malaysia with 360° LED building facade display to transform the structure into a wondrous architectural illumination during special occasions such as National Day and Christmas.

"By blending contextual sensitivity with our holistic approach to environmental stewardship, strategic location and seamless connectivity, we have created a visually striking and environmentally conscious landmark in Kuala Lumpur," he enthused.

The interior design extends its external sophistication, embodying corporate prestige, modern luxury and the tower's

identity as a premier business destination.

Adaptable spaces allow for a variety of uses that respond to contemporary needs and trends with the design focused on creating beautiful and functional enclaves that enhance the quality of life.

The landscaping concept embraces urban dynamism to forge adaptable and evolving spaces which integrates gardens, parks, circulation networks and mixed-use commercial activities into the city skyline, bringing together nature with vibrant urban life.

Employees' well-being are taken care of through carefully curated amenities designed to foster social activities and enrich the overall work experience, creating an environment that supports collaboration, creativity and community.

The Hanami Spa is ideal for rejuvenation and wellness; the gym promotes health; the cafes act as social hubs for meetings; a beauty clinic serves self-care needs; and dedicated private clubs host networking, social events and leisure activities.

### Sustainability at the forefront

TSLAW Tower achieved a Green Building Index score of

55%, surpassing the required threshold of 50%, demonstrating the developer's commitment to sustainability as well as excellence and distinction.

Key features include LED technology for a dynamic facade and automated data processing for real-time analytics, enhancing energy efficiency and contributing to a visually appealing, eco-friendly cityscape.

The use of low-emissivity glass not only maximises the city skyline views but also minimises heat gain and energy demands. Common areas are naturally ventilated to reduce lighting and cooling needs.

A sophisticated rainwater harvesting system on Level 7 utilises collected rainwater to irrigate lush greenery on the ground floor.

Situated on a tight urban site with two MRT lines underground, its Transit-Oriented Development (TOD) concept enhances city accessibility and convenience.

The close proximity to public transport reduces reliance on private vehicles thus lowering air pollution besides connecting it to practically everywhere.

TSLAW Tower also provides seamless pedestrian integration with neighbouring developments, with its location right

at the gateway into TRX and Bukit Bintang.

Positioned directly facing the TRX MRT Station, TSLAW Tower enjoys dual access via Jalan Delima and Jalan Kemuning. Located adjacent are major roads like Jalan Tun Razak, Jalan Bukit Bintang, SMART Tunnel and MEX Highway. In short, the prime location places it right in the heart of Kuala Lumpur's most important and bustling central business district.

TSLAW Tower is the first phase of a greater mixed development, a visionary masterplan comprising multiple residential tower and office towers, hotel and a unique elevated retail experience.

These will all be interconnected via a series of sky bridges from TSLAW Tower to Jalan Bukit Bintang.

Upon completion, this masterpiece will see every component embody the urbanist way of living, with luxury, lifestyle and convenience just a walk away.

### Craftsmanship for the discerning

Armed with the mission to elevate good locations into exceptional destinations, Kuala Lumpur-based TSLAW Land is the boutique property arm of the renowned TSLAW Group.

The developer takes great pride in understanding what people want and desire. Great care and consideration into how people will use the development is core to its thoughts.

Every project exemplifies its passion and dedication to best practices.

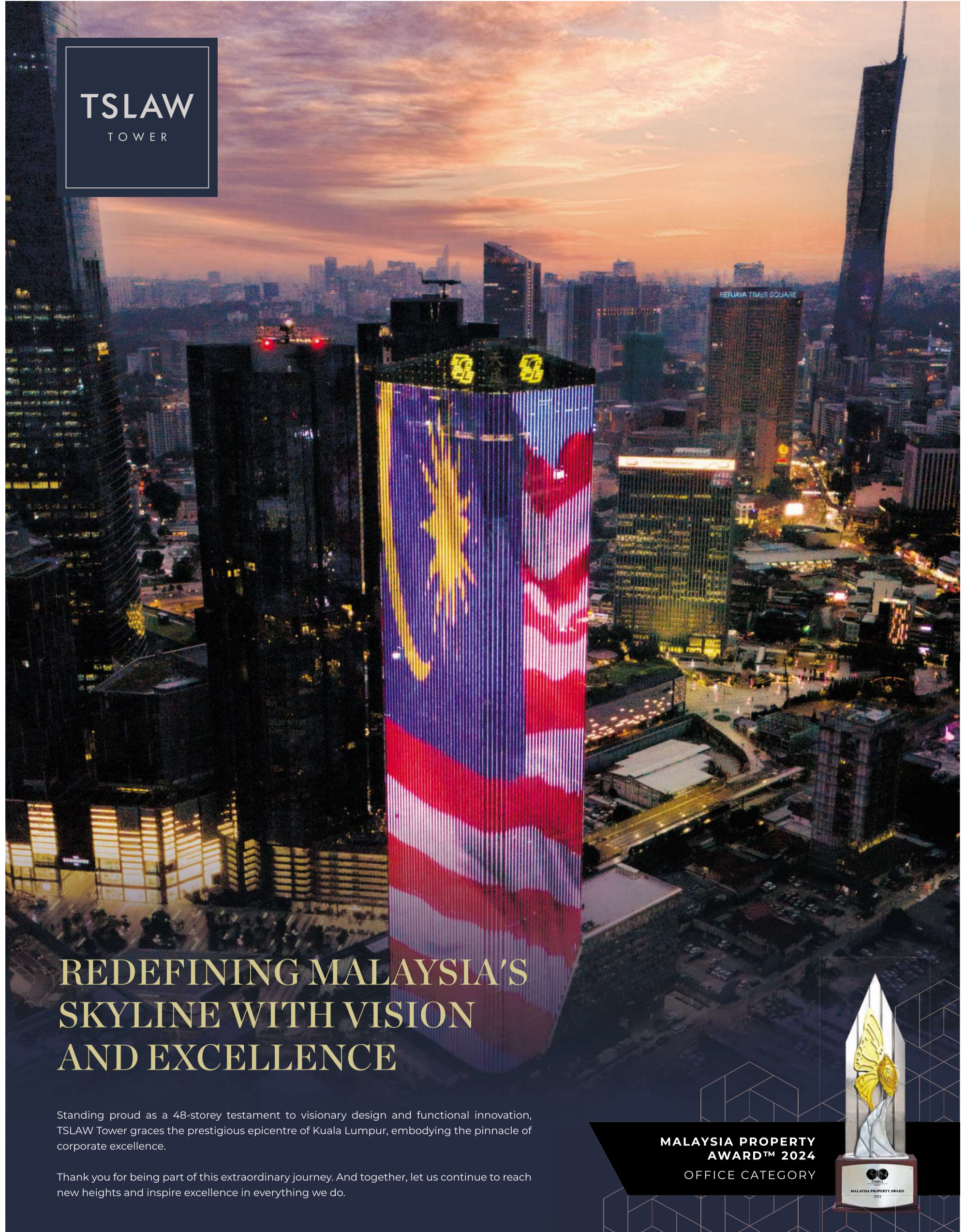
Underpinned by market knowledge and governed by integrity, TSLAW Land is set to transform the property scape with its enviable reputation of quality, craftsmanship and commitment.

The company has also incorporated the TOD concept into its DNA in creating vibrant, connected and sustainable communities.

Its impressive portfolio includes landmark TOD projects such as Skyline KL, Skyline Kuchai and Skyline Embassy.

Moving forward, upcoming developments will include TOD projects like TSLAW Tower that is served by an efficient rail system to reduce dependency on vehicles for mobility.

TSLAW  
TOWER



# REDEFINING MALAYSIA'S SKYLINE WITH VISION AND EXCELLENCE

Standing proud as a 48-storey testament to visionary design and functional innovation, TSLAW Tower graces the prestigious epicentre of Kuala Lumpur, embodying the pinnacle of corporate excellence.

Thank you for being part of this extraordinary journey. And together, let us continue to reach new heights and inspire excellence in everything we do.

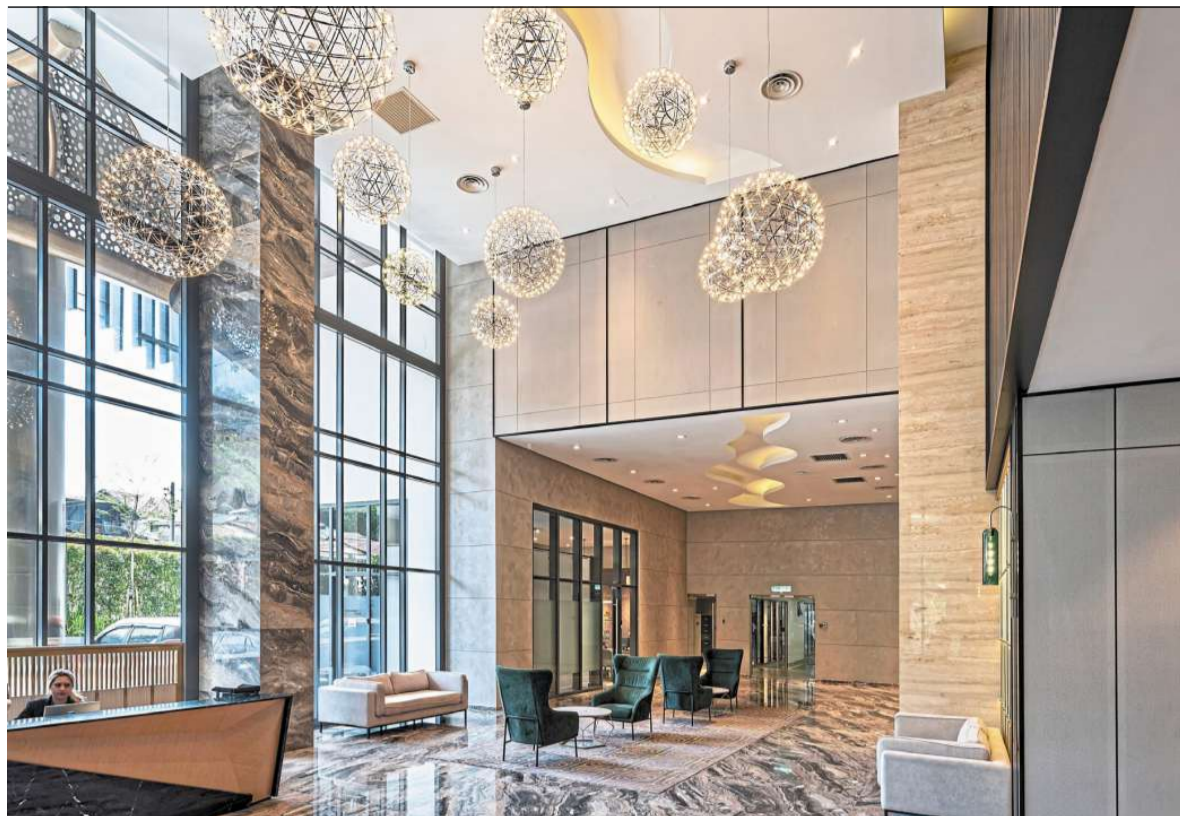
**MALAYSIA PROPERTY AWARD™ 2024**  
OFFICE CATEGORY



A Project by



**TSLAW LAND**



Marble finishes, chandeliers and vast expanses of glazing bring a sense of unbridled luxury.

# Changing the game

EVERY so often, a game-changing idea comes along that redefines the traditional notion of how things are conventionally done.

And when it comes to high-rise living, Trinity Pentamont is a true revolutionary.

Nestled in the upscale neighbourhood of Mont Kiara, Kuala Lumpur, its distinctive layouts and premium amenities create a living experience typically reserved for penthouses.

Developed by Trinity Group under its subsidiary Modern Pandora Sdn Bhd, it soars 41 stories into the sky and was completed in 2023.

Housed within are 330 freehold units with luxurious and liberating interior spaces.

Residents would certainly feel like they are at the pinnacle of life within an exclusive, low-density community.

Trinity Group founder and managing director Dato' Neoh Soo Keat said this was the aim when they first conceptualised the development.

"We envisioned a game-changing, high-rise residence that brought together the best aspects of luxury, functionality and community.

"By combining penthouse-style spaciousness with world-class facilities, Trinity Pentamont fosters an upmarket lifestyle where residents can live, work and socialise seamlessly.

"These spacious homes, with their thoughtfully created features and community-oriented green spaces, are sanctuaries for families and individuals to thrive in comfort and harmony."

This unique proposition won Trinity Pentamont the Malaysia Property Award™ 2024 (Housing Residential High Rise Category) by FIABCI-Malaysia.

Notably, it was the group's first attempt in the prestigious annual awards.

This serves notice of their desire to be a leader in the country's competitive real estate and property landscape.

"Winning the FIABCI-Malaysia award in our first try is an incredible milestone. It reflects our team's dedication to excel-

lence and innovation in property development," Neoh said.

"The achievement would not have been possible without the vision of our leadership team, the collaborative efforts of our colleagues, architects and contractors, as well as the trust and feedback of our valued buyers.

"We are deeply grateful to everyone who played a role in this journey."

## Innovative concept

Mont Kiara is one of Kuala Lumpur's most vibrant and sought-after neighbourhoods, a haven for the well-heeled and discerning.

There was no better backdrop to attempt a revolutionary development like Trinity Pentamont, whose name is a portmanteau of "penthouse" and "Mont Kiara".

The development sits on a 2.9-acre plot fronting Jalan Kiara 5 but also has dual access on Jalan Kiara 3.

Units – all essentially penthouses – come in five configurations.

Type As range from 2,064sq ft to 2,085sq ft and come with 4+1 bedrooms and four bathrooms.

Type Bs are sized 2,057sq ft to 2,125sq ft and have 4+2 bedrooms and four bathrooms.

Type Cs run between 2,069sq ft and 2,091sq ft and have 5+1 bedrooms and five bathrooms.

Though Type Ds come in at just 1,379sq ft, they are just as functional; with practical layouts that rival the larger-sized units.

There are also actual penthouses, sized from 3,744sq ft to 4,115sq ft, with either 5+2 or 6+2 bedrooms, alongside five or 6+1 bathrooms.

All units are designed to have the living and dining areas as the hearts of the home where family members come together. Bedrooms are placed to the sides, ensuring a sense of privacy.

Meanwhile, spacious balconies open up to panoramic views of the Kuala Lumpur skyline.

All units also come furnished with air-conditioners, water heaters and fully fitted kitchen cabinets with electrical appliances.

"These spacious and unparal-

leled, penthouse-like layouts are a rare find in urban high-rises, especially in a location as exclusive and sought-after as Mont Kiara," Neoh said.

"We also designed them to be versatile to cater to the needs of different families, from young urbanites seeking to grow to multigenerational ones needing private yet cohesive spaces."

Also key to the appeal of living here are the world-class facilities, located on the Stargaze Podium on Level 1.

These include a 50m-long infinity edge swimming pool where one can enjoy rejuvenating laps or simply float around and take in the surrounding city skyline.

The wading pool and indoor playground will give little ones endless hours of amusement, while the meditation deck and yoga studio caters to wellness needs.

Those who prefer to sweat it out will have a gymnasium and a hot spa nook, at their behest.

The garden lounge, sculpture lounge and chequered garden are great spaces in which families can unwind and enjoy meaningful moments together.

There is also a garden dining area and multipurpose hall for gatherings and functions, a meeting/tuition room to discuss various matters, as well as a games room, laundry and mini mart.

Enjoy a close encounter with nature at the Moonlight Forest on Lower Ground 2. This leads to a 7m cascading waterfall whose splashing echoes will surely bring one a Zen-like calm.

Connecting this area are a teepee play area, hanging tree nest, theatre and gourmet kitchen, among others.

Coming home each day would also be an experience to look forward to, as the triple-volume porte-cochere or drop-off area boasts a full-service concierge.

Classy marble finishes, modern chandeliers and vast expanses of glazing throughout common areas also add a sense of unbridled luxury one would normally associate with five-star hotels.

"From the design aesthetics to



Trinity Pentamont revolutionises high-rise living by making every unit a penthouse and providing world-class facilities such as a children's play area with a teepee in lush surroundings (below).



practical features, every element reflects our thoughtful planning and high-quality execution.

"Today's homebuyers also prioritise a balance between comfort and convenience, and rightly so," Neoh expressed.

"You'd want your home to be a personal retreat with spacious layouts, premium finishes and above all, a tranquil environment.

"But convenience is equally critical. Easy access to work, education, leisure and daily necessities can make life a breeze.

"Trinity Pentamont bridges this balance by offering a luxurious and serene living space within a well-connected and vibrant neighbourhood, ensuring residents would never have to compromise on either aspect."

## Vibrant surroundings

Residents will have easy access to the PLUS Highway, Sprint Highway and Jalan Duta-Sungai Buloh Highway.

This ensures seamless connectivity to nearby townships such as Sri Hartamas, Hartamas Heights and Pusat Bandar Damansara, as well as other plac-

es of interest in the Klang Valley.

More importantly, there are a wealth of amenities in the immediate vicinity, from shopping centres and eateries to schools, healthcare facilities and banks.

Located just 500m from Trinity Pentamont is the Verve Shops Mont Kiara anchored by a Jaya Grocer supermarket.

Within a roughly 3km radius are Plaza Mont Kiara, 1 Mont Kiara, Hartamas Shopping Centre, Solaris Mont Kiara and Publika.

Also within the same distance is Garden International School, Mont Kiara International School, Taylor's College, SK Sri Hartamas, SMK Sri Hartamas and French School of KL.

For those who prefer to take public transport, the KTM Segambut station is just 2.8km away.

"Kuala Lumpur and indeed the Greater Klang Valley is full of high-rise residences.

"But at Trinity Pentamont, we believe we've created a distinctive and revolutionary living philosophy that not only meets but exceeds the desires of discerning, modern homeowners," Neoh said.

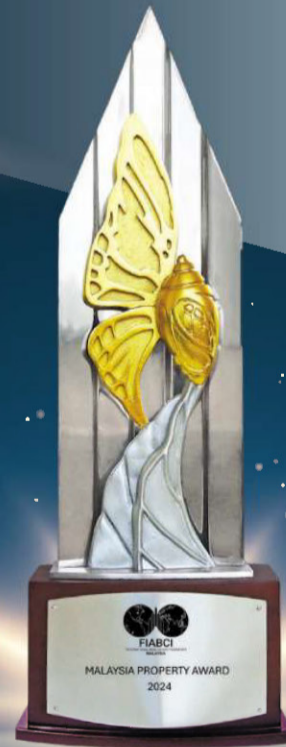


# TRINITY PENTAMONT

MONT KIARA

*Celebrating*  
A PROUD MILESTONE

Trinity Pentamont redefines luxury living through thoughtful design and exceptional craftsmanship, a milestone achievement that earned Trinity Group recognition at the prestigious Malaysia Property Award™. This achievement reflects our commitment to building excellence, creating legacies.



**MALAYSIA PROPERTY AWARD™ 2024**  
Housing Residential High Rise Category Winner

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[www.trinitygroup.com.my](http://www.trinitygroup.com.my)

The Wetlands Arboretum is a key attraction within Gamuda Cove and plays a vital role in biodiversity conservation and habitat restoration.



# An arboretum within a wetland, nestled in a thriving township

SPANNING 90 acres within Gamuda Cove, the Wetlands Arboretum serves as an ecological sanctuary dedicated to conserving native and endangered species, promoting sustainability and fostering environmental education.

This vibrant repository of flora plays a vital role in biodiversity conservation and habitat restoration, aiding the rehabilitation of degraded land, providing essential food and shelter for wildlife and enhancing the area's ecological balance.

It transforms unproductive land into a thriving ecosystem while creating serene spaces for recreation and learning.

The arboretum features more than 150,000 trees planted, with over 80% comprising native and naturalised species plus an additional 42 flora species classified of conservation importance by International Union for Conservation of Nature (IUCN).

The Wetlands Arboretum has been thoughtfully designed to empower the local Orang Asli community by creating opportunities for employment as rangers and cultural ambassadors, while supporting their handicraft production.

It also serves as a vital component of a broader network of natural attractions in Gamuda Cove, including the adjacent Paya Indah Discovery Wetlands (PIDW) which is open to public.

Together, these attractions provide residents and visitors unparalleled experiences to explore Malaysia's wetlands through activities like nature trails, bird-watching and cultural workshops led by the Orang Asli.

These natural spaces, complemented by Gamuda Land's signature central parks and lakes across its townships, form a cohesive living environment that balances urban development with nature conservation.

By seamlessly integrating biodiversity with community engagement, the Wetlands Arboretum exemplifies the importance of mindfully integrating green spaces into modern living.

This approach not only enhances the physical landscape but also enriches the quality of life for residents while protecting the surrounding ecosystem.

And nestled within the arboretum is the Wetlands Arboretum Centre (WAC), dedicated to edu-tourism and research for



The arboretum empowers the Orang Asli community and serves as a venue for their cultural workshops, while offering young children immersive, hands-on learning experiences centred around environmental conservation.



biodiversity and educational programmes to enhance public awareness on conservation and tradition.

The centre acts as the central hub for all matters pertaining to the conservation, enhancement, activation and research of the wetlands biome and aims to fulfil multifunctional objectives for Gamuda Parks.

This includes forest restoration, floodwater drainage reserve, research lab and seed bank facility to propagate plant species that suit local habitat with a focus on the wetlands ecosystem.

This living tree museum and knowledge centre, designed to inspire people to live in harmony with nature, has deservedly been honoured with the prestigious Malaysia Property Award™ 2024 (Environmental Category) by FIABCI-Malaysia.

## Listening to Mother Nature

Wetlands, with their ability to sequester carbon and store carbon-rich organic sediment, have emerged as one of the most crucial ecosystems for maintaining the global carbon balance and

mitigating climate change.

In response to growing awareness of their ecological importance, wetland arboretums – natural ecological gardens designed to highlight and preserve wetland environments – are gaining popularity worldwide as awareness grows about the critical role wetlands play in sustaining biodiversity and supporting wildlife.

Leading this effort, Gamuda Parks is dedicated to safeguarding these vital ecosystems.

Gamuda Land executive director Khariza Abd Khalid shared one notable initiative – the Wild Tree Seed Bank developed in collaboration with Binturong Alam Ventures which has successfully cultivated over 1,000 native forest tree seedlings.

This initiative plays a significant role in advancing Gamuda Land's #OneMillionTrees movement, driving reforestation and biodiversity conservation.

“These efforts go beyond environmental impact – they provide sustainable income opportunities for the Orang Asli community, who actively participate in seed collection and propagation.

“Additionally, the Wetlands Arboretum Centre serves as a

venue for Orang Asli cultural workshops, offering visitors a deeper connection to Malaysia's indigenous heritage and traditions,” she said.

Khariza further highlighted the arboretum's significance as a key attraction within Gamuda Cove, offering a unique back-to-nature living experience.

“With its certification as Malaysia's first net-zero building under the EDGE Advanced Certificate, the Wetlands Arboretum stands out as a beacon of sustainability.

“Its design incorporates being powered entirely by solar energy, rainwater harvesting and recycled materials, setting a benchmark for integrating sustainability into urban living.

“This combination of biodiversity conservation, cultural engagement and sustainable design makes the arboretum a compelling draw for eco-conscious buyers and families seeking a meaningful connection to nature while contributing to climate resilience.”

## A national biodiversity asset

Designed as a buffer zone with

the adjacent 1,111-acre PIDW, the Wetlands Arboretum is a key initiative in preserving the natural environment, aligning with Gamuda Cove's Low Carbon City status.

The arboretum integrates existing wetlands, fostering collaboration among environmentalists, academic institutions and the public.

Notable partners include Universiti Malaya, Universiti Kebangsaan Malaysia, UniKL and International Islamic University Malaysia.

The Wetlands Arboretum is designed with multiple water features including rivers, lakes, ponds and cascading fountains, which serve as key elements for stormwater management.

These water-based environmental controls promote aquatic biodiversity, enhance the aesthetic appeal of the environment and ensure effective water flow.

The wetlands also serve as natural cooling agents and have become key spots for recreation and education, offering the community a closer connection to nature.

The arboretum, designed with a strong focus on community engagement, hosts the Jungle School Programme, launched in November 2023 to provide young children with immersive, hands-on learning experiences centred around environmental conservation.

This initiative introduces children to the importance of biodiversity and the crucial role of wetlands, fostering a sense of environmental stewardship and awareness from an early age.

When fully completed, the Wetlands Arboretum will be home to more than 300 species of flora and fauna and will play a crucial ecological role to create awareness among the general public to help protect our natural resources.



## Listening to what the land has to tell us

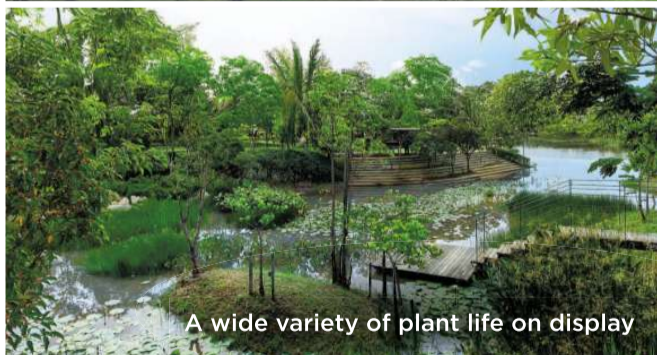
One of the things we do as a town-maker is to be able to create a sense of place. Where people and nature can come together and share a common ground to call home.

It goes beyond merely providing green spaces. It means being responsible in our approach. It means working with the experts and the native community in creating awareness and shared knowledge on environmental preservation to encourage the spread of flora and fauna.

When we work together this way, there is a sense of balance between the natural environment and the things we build.



A 90-acre arboretum within a wetland, providing a home to thousands of animals and plant species, where people can connect with nature in a natural setting



A wide variety of plant life on display



Environmental education programs



Urban farming



Cultural performances by the Orang Asli community



Leisure activities in the wetland



Strategic partnerships draw insights from various scientific research of arborists

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SkyLuxe on the Park Residences sets a new standard for urban high-rise living with its close proximity to Bukit Jalil's green lungs.



Amenities like the garden kitchen (above) and infinity pool with stunning views of the surroundings (below) link convenience to nature.



MODERN urban life often feels like a canvas painted by the wonders of luxury, community and sustainability.

More so when one finds oneself right next to a refreshing green lung like at SkyLuxe on the Park Residences in Kuala Lumpur's upscale Bukit Jalil neighbourhood.

Built by multi award-winning SkyWorld Development Berhad, its soaring towers stand as hallmarks of innovation and thoughtful design that set new standards for urban high-rise living.

There are 477 units spread across a pair of 43- and 44-storey towers set on a 1.85-acre freehold parcel located beside Bukit Jalil Recreational Park and Bukit Jalil Golf and Country Resort.

SkyLuxe caters to both discerning homebuyers and real estate investors seeking value and future-forward developments.

It offers an array of layouts designed to cater to different lifestyles. It addresses diverse needs – from young professionals to growing families – with unit sizes ranging from 661sq ft to 1,224sq ft.

Coupled with lavish amenities, green living features and a community-centric nature, it is little wonder that the project has completely sold out with a 100% take-up rate.

This strong market appeal was reflected by its win in the Housing Residential High Rise Category at Malaysia Property Award™ 2024 by FIABCI-Malaysia.

SkyWorld chief executive officer Lee Chee Seng said, "SkyLuxe on the Park was envisioned to harmonise urban luxury with the serenity of nature.

"From its 'Dancing Towers' design and cascading greenery to its seamless integration with Bukit Jalil Recreational Park, every detail reflects our commitment to sustainability, innovation and quality.

"Upon handover, the project achieved the highest QCLASSIC score for a residential high-rise and recorded remarkable capital appreciation of 21% to 42%.

"SkyLuxe exemplifies our

brand promise of 'You can now own a Quality Home & Living.'

"This recognition from FIABCI-Malaysia inspires us to continue delivering developments that elevate urban living."

### Prime location, perfect connectivity

With the 80-acre Bukit Jalil Recreational Park as its immediate neighbour, SkyLuxe affords residents the serenity of vast green spaces with the convenience of urban connectivity.

There is seamless access to popular nearby attractions such as Pavilion Bukit Jalil shopping centre, Bukit Jalil Stadium and Axiata Arena.

Proximity to such venues, which have hosted major events like the Commonwealth and SEA Games, adds a layer of lifestyle enrichment.

"This seamless integration of nature and urban infrastructure positions SkyLuxe as a highly sought-after address.

"The development is also strategically connected to Kuala Lumpur's central business districts via major highways and public transportation networks.

"Its accessibility to upcoming wellness hubs and entertainment options, including high-end shopping and dining, enhances its liveability," Lee said.

### Architectural and design excellence

SkyLuxe on the Park is more than just a residential development – it is a masterpiece of architectural innovation.

The project's "Dancing Towers" design, featuring visually fragmented facades and geometrically varied balconies, breaks the monotony of conventional high-rise buildings.

Hanging gardens and cascading greenery create a natural aesthetic that complements the surrounding environment, offering

residents a seamless blend of indoor and outdoor living.

Sustainability is a cornerstone of SkyLuxe's design philosophy. With a green plot ratio nine times the site area, the development incorporates cascading gardens, hanging terraces and an infinity pool to mitigate urban heat while creating a serene living environment.

Rainwater harvesting systems, passive cooling designs and the use of low thermal materials further contribute to energy efficiency and reduce its environmental impact.

Units' interiors also reflect meticulous attention to detail, with high ceilings, large windows and balconies to maximise natural light and ventilation.

These features not only enhance the aesthetic appeal but also improve energy efficiency by reducing reliance on artificial lighting and air conditioning.

The commitment to sustainability extends beyond design.

In the build, SkyWorld employed construction methods that emphasised waste reduction, recycling and use of local materials.

### Holistic lifestyle offering

SkyLuxe's amenities cater to modern urban lifestyles while fostering a strong sense of community.

The double-level cantilevered gym, which extends 10m outward and has panoramic views of Bukit Jalil Recreational Park, is a testament to the project's thoughtful design.

Other facilities at residents' behest include a private lounge with karaoke capabilities, fully equipped multipurpose hall and infinity pool with stunning views of the surrounding greenery.

For families, there are also innovative recreational spaces such as the spider web-themed playground. Designed with safety and durability in mind, it has fos-

tered endless hours of fun.

SkyLuxe's amenity spaces utilise a design that prioritises passive cooling and harnesses daylighting to ensure comfort while reducing energy consumption.

Community engagement is further enhanced through SkyWorld's dedicated app which streamlines facility bookings, visitor management and even parcel locker services.

This technology integration elevates convenience while fostering a connected living experience.

### Sustainability at the core

SkyLuxe's green initiatives go beyond aesthetics to deliver tangible benefits for both residents and the environment.

From its inception, the project prioritised minimal disruption to the local ecosystem by preserving mature trees and implementing sustainable waste management practices.

The rainwater harvesting system not only supports landscaping but also reduces stormwater runoff, mitigating flood risks in the area.

In line with its commitment to sustainable urban development, SkyWorld also invested RM6.5mil to enhance the perimeter boundary with lush landscaping, creating a seamless transition to Bukit Jalil Recreational Park and providing residents with a comfortable pathway into the green lung.

"This significant effort underscores our dedication to blending luxury living with nature, creating a harmonious environment that enhances the overall appeal of our developments," Lee said.

Other passive cooling measures such as shaded walkways and open-plan layouts further enhance thermal comfort while reducing energy consumption.

Cross-ventilation design features in units and balconies with

shading devices further contribute to maintaining comfortable indoor temperatures.

These measures align with the company's commitment to urban environmental sensitivity, reducing the heat island effect and lowering ambient temperatures in high-density areas.

### Investment potential

SkyLuxe' strong market performance underscores its appeal among buyers.

Within the first 12 months of its launch, this project saw an extraordinary 95% take-up rate, with an average price of RM750psf. In June 2024, a 1,130 sq ft unit was sold at RM1,097psf, marking an impressive capital gain exceeding 46%.

The high demand reflects its competitive pricing, prime location and value-added features.

The development has also garnered international attention, attracting many foreign buyers and reinforcing its status as a global investment opportunity.

The development has won numerous other awards, including Best Green Development Award at the iProperty.com People's Choice Awards and the Residential Landscape Architecture Award at the Asia Pacific International Property Awards.

It also achieved the highest QCLASSIC score in Malaysia in the high-rise residential category in 2020, emphasising its superior build quality.

"SkyLuxe's sustainability features and premium amenities make it a desirable property for both owner-occupiers and investors," Lee said.

"By integrating thoughtful design, green initiatives and state-of-the-art amenities, it stands as a testament to how residential projects can achieve both environmental stewardship and market success."



THE Valley Residences, the inaugural residential phase of the SkySierra masterplanned integrated development, sets a new benchmark for urban living.

With its thoughtful integration of sustainability, modern design and innovative community features, residents enjoy a holistic lifestyle of comfort, convenience and possibility.

Completed in July 2023, the landmark undertaking by SkyWorld Development comprises 1,309 stylish units spread across three architecturally distinct towers set on a 4.66-acre leasehold parcel strategically located in the vibrant Setiawangsa area of Kuala Lumpur.

This allows The Valley to embody the “15-Minute City” concept which prioritises convenience and accessibility by placing essential amenities or services within walking or biking distance.

Residents benefit from its proximity to major retail hubs – Aeon Mall AU2 is 100m down the road, and healthcare facilities – Gleneagles Medical Centre is a mere 3.6km away, while many other shopping outlets, schools and parks are within easy reach.

This provides for a well-rounded urban lifestyle without the need for long commutes.

This not only enhances convenience but also aligns with sustainable living practices by reducing dependency on vehicles, thereby lowering the community’s carbon footprint.

The design philosophy behind The Valley is equally impressive: the three towers are inspired by the natural surroundings and oriented to mimic the overlapping peaks of nearby mountain ranges.

This thoughtful placement ensures optimal wind flow and natural lighting for interior spaces while minimising heat gain.

Advanced wind simulations conducted during the design phase demonstrated that the arrangement of towers reduces heat absorption by up to 15% and maximises cooling airflow through cross-ventilation.

SkyWorld chief executive officer Lee Chee Seng said such data-driven design practices highlight their emphasis on creating comfortable and sustainable living environments in all their developments.

These passive design principles not only result in better thermal comfort but also reduce reliance on artificial cooling systems.

This allowed The Valley to achieve an 86% QCLASSIC score, underscoring the company’s commitment to quality and sustainability.

“At the heart of The Valley’s appeal is its unparalleled emphasis on green living,” Lee said.

“The development boasts an 800% green plot ratio, achieved through innovative landscaping strategies such as vertical gardens, rooftop green spaces and a dedicated wellness path.

“By incorporating over 670 trees, 65,600 shrubs and various native and drought-resistant plants, we ensured minimal environmental disruption and created a biodiversity-rich, urban oasis,” he added.

“Specific plant species were selected not only for their aesthetic appeal, but also their ability to purify air, reduce surface temperatures and attract pollina-

# Nature roots in city life



The Valley Residences sets a new benchmark for urban living.

tors like bees and butterflies.

“These not only enhance the tower’s silhouettes but also contribute to environmental sustainability by mitigating the urban heat island effect.”

Stormwater management systems, including rainwater harvesting and a siphonic drainage system, further demonstrate the development’s forward-thinking approach to environmental responsibility.

## Fostering connections

Community engagement and multi-generational living are also central to The Valley’s design, as seen with its generous amenities and spatial design.

The four-level facility deck offers over 60 amenities catering to various lifestyles and age groups.

From an Olympic-length infinity pool and co-working spaces to multi-generational play areas, they are meant to promote interaction and social bonds among residents.

Notable highlights include the Sierra Playpark, which features a trampoline and spider web climber for children. There is also the Dream Chamber, a premium co-working space ideal for modern professionals who prioritise work-life balance.

For fitness enthusiasts, The Valley features a dedicated MMA (mixed martial arts) gym equipped with ring, punching bags and TRX suspension training facilities.

This facility was added after market research showed that MMA gyms are a growing trend, reflecting SkyWorld’s commit-

ment to aligning its offerings with contemporary lifestyles.

Other amenities like squash courts, herb gardens and sky lounges offer further recreational opportunities, ensuring that every resident, from children to senior citizens, have access to tailored spaces for relaxation and activity.

“The Valley transcends typical notions of a residential project. It goes further by creating lifestyle spaces that foster social connections and enhance well-being.

“For instance, there are carefully curated, community-based events such as yoga classes, health seminars and family bonding activities which promote a vibrant and inclusive living environment,” Lee highlighted.

“These initiatives are supported by a dedicated community management team, which actively gathers resident feedback through regular surveys to improve event offerings.

“Recent data from post-event surveys revealed a 97% satisfaction rate among participants, reflecting the success of these community-building efforts.

“These programmes not only help residents forge stronger connections with their neighbours but also enhance their overall living experience.”

## Excellent potential

For investors, The Valley offers compelling financial appeal.

Dual-key units allow for flexible living arrangements or rental opportunities, making the project highly desirable.

With a gross development value (GDV) of RM759.7mil, it



The plethora of greenery and over 60 amenities including Olympic-length infinity pool (above) and sky lounge (below) foster residents’ social bonds and well-being.



achieved a remarkable 100% sales rate by August 2023.

This strong performance underscores the residences’ appeal in a competitive market, where its mix of quality construction, sustainable features and prime location make it a standout choice for both homeowners and investors.

Analysts have noted that The Valley’s value proposition is further enhanced by its long-term rental demand, driven by its proximity to key employment hubs and urban conveniences.

This makes it not only an ideal home for residents but also a lucrative investment opportunity in Kuala Lumpur’s competitive property market.

## Beacon of sustainability

Sustainability extends beyond design and construction. SkyWorld incorporates environmentally sensitive practices throughout the lifecycle of The Valley.

The use of Industrialised Building System (IBS) and other innovative technologies such as aluminium formwork systems during construction, helped reduce material waste by 30%.

These systems also ensured a precise and accelerated construction process, improving both the project timeline and structural integrity while lessening its environmental impact.

Day-to-day landscaping maintenance relies on rainwater harvesting systems, while 85% of on-site waste is recycled or repurposed.

Additionally, the development’s layout also minimises its environmental footprint by preserving existing landforms and prioritising natural ventilation and daylighting.

SkyWorld’s dedication to post-sale support is another differentiator for The Valley.

Residents benefit from the SkyWorld Connects App, which streamlines communication between homeowners, management and security teams.

The app offers functionalities

such as defect reporting, facility booking and visitor registration, ensuring a seamless living experience.

Furthermore, the developer fosters community building through regular events and transparent management practices, supported by a proactive Protem Committee.

The app has also been upgraded to include an e-commerce platform, connecting residents with local service providers for home improvement, maintenance and lifestyle services.

This ecosystem enhances convenience while fostering partnerships with local businesses.

All these factors led to The Valley garnering a slew of industry accolades, including the prestigious “Anugerah Utama” award by the Construction Industry Development Board (CIDB) Malaysia.

This was a testament to its outstanding performance in MyCREST (Malaysian Carbon Reduction and Environmental Sustainability Tool), QCLASSIC (Quality Assessment System in Construction), and SHASSIC (Safety and Health Assessment System in Construction) ratings.

The Valley’s win in the Housing Residential Super High Rise Category of the Malaysia Property Award™ 2024 by FIABCI-Malaysia further underscores SkyWorld’s leadership in creating resilient and future-proof residential projects.

“As urbanisation continues to shape Malaysia’s landscape, The Valley stands as a beacon of balanced development.

“Its innovative approach harmonises the needs of modern urban dwellers with environmental sustainability, offering a holistic living experience that prioritizes quality, community and green living,” Lee emphasised.

“This flagship project exemplifies SkyWorld’s commitment of crafting homes that are ‘Built for Generations’ and retain lasting value for homeowners while having a positive impact on the community.”



Sunway Velocity TWO has been curated for convenience and an immersive living experience, featuring a pocket park (above) and a playground with a treehouse (left).



The office tower is GreenRE Platinum-certified with Malaysia Digital Status.

# Catalyst for urban rejuvenation

UNRAVEL a whole new standard of refined urban living with Sunway Velocity TWO (Phase 1), a self-contained development offering immaculate luxury, inspired spaces and superb connectivity.

Nestled within one of Kuala Lumpur's most sought-after locales to live, work and play, the development delivers a seamless integration of residential, commercial and retail spaces into a vibrant sustainable community.

Spanning four acres, Sunway Velocity TWO (Phase 1) comprises two 53-storey serviced apartment towers with 872 thoughtfully crafted units that combine luxury, comfort and resort-styled amenities with green spaces and functional layouts.

The residences range from 635 sq ft to 1,281 sq ft including dual-key ready units for multi-generational living.

Residents are pampered with modern and comprehensive facilities including karaoke rooms, swimming pools, an exclusive community kitchen and gymnasium.

These amenities provide a welcoming, family-friendly environment, making the development ideal for urbanites seeking a city lifestyle with homely comforts.

Complementing this is a dynamic commercial hub featuring a 20-storey GreenRE Platinum-certified office tower with Malaysia Digital Status that is directly connected to 18 fully tenanted retail outlets.

The corporate tower spans 386,000 sq ft of net lettable area and features flexible column-free layouts, accommodating a wide range of tenants from SMEs to multinational corporations.

Its ability to attract reputable tenants has enhanced the precinct's position as a thriving business hub.

Adding to the vibrant ecosystem are retail outlets offering essential services, dining options and lifestyle conveniences to complement Sunway Velocity Mall, ensuring residents and visitors have access to everything they need within the township.

Thoughtfully curated for convenience and an immersive living experience, Sunway Velocity TWO (Phase 1) is sited closest to Sunway Velocity Mall within the award-winning Sunway Velocity township.

Sitting on what was once a dilapidated area, the township now offers world-class education, state-of-the-art healthcare, retail and hospitality – all connected by walkways linking to Sunway Velocity TWO (Phase 1).

It is indeed sustainable integrated city living at its very best,



The serviced apartment towers boast resort-styled amenities and plenty of green spaces.

surrounded by lifestyle amenities to cater to all your luxurious urban living needs.

The transit-oriented Sunway Velocity TWO (Phase 1) is meticulously planned with direct links to one LRT and three MRT stations via Sunway Velocity Mall, and is only 3.8km to Kuala Lumpur city centre.

Easy accessibility is further assured via major highways like Jalan Tun Razak, SMART Tunnel, Kuala Lumpur-Seremban Expressway and Maju Expressway (MEX).

This wondrous mix of sophisticated living, lifestyle luxuries and superior transportation connectivity has earned Sunway Velocity TWO (Phase 1) the prestigious Malaysia Property Award™ 2024 (Mixed-Use Development Category) by FIABCI-Malaysia.

## The epitome of urban living

Sunway Velocity TWO (Phase 1) is guided by the Sunway Design and Development Architecture (SDDA), a proprietary philosophy rooted in Sustainability, Innovation, Health & Wellness, and Lifestyle

& New Experiences.

These principles are embodied in the dual GreenRE certifications awarded to the development – Platinum for the corporate office tower and Gold for the serviced apartments.

“With green initiatives such as rainwater harvesting systems, solar energy installations and energy-efficient lighting, Sunway Velocity TWO (Phase 1) exemplifies sustainable urban living, reducing environmental impact while delivering cost savings to residents and businesses alike,” said Sunway Property (Central and Northern Regions) chief executive officer Chong Sau Min.

Building on the legacy of Sunway Velocity, Sunway Velocity TWO (Phase 1)'s strategic design, he said, creates a balanced ecosystem, allocating 65% to residential and 35% to commercial spaces.

“The community-centric design encourages people to live, work, learn and play within walking distance, promoting convenience and fostering a harmonious lifestyle.

“Businesses also stand to benefit from this synergy, drawing steady foot traffic from both resi-

dents and visitors, creating an ideal environment for growth.”

He said another defining feature of Sunway Velocity TWO (Phase 1) is its unparalleled connectivity, with direct access to Sunway Velocity Mall, Sunway Medical Centre Velocity, Sunway Velocity Hotel and Sunway College @ Velocity via covered walkways and strategic link bridges.

This integration extends further to connect the development's Phase 2 and the upcoming Sunway Velocity 3, transforming the entire precinct into a walkable, car-lite community that prioritises sustainability, social interaction and well-being.

“At the heart of this success lies our unique Build-Own-Operate business model, ensuring ongoing co-investment in the township to foster long-term value creation for both residents and businesses,” he elaborated.

“This model is a testament to our promise to remain ‘With You For Generations’, offering integrated sustainable communities that thrive over time.”

Chong added that Sunway Velocity TWO (Phase 1)'s success is amplified by Sunway Property and Facilities Management (SPFM), which ensures the township's operational excellence post-construction.

“Coupled with the Sunway Property+ after sales programme, offering ongoing benefits to homebuyers, sub-sale buyers and tenants, the project sets the benchmark for integrated urban living, delivering thriving communities that reflect Sunway Property's enduring commitment to sustainability, inclusivity and value creation.”

## A thriving community for generations

Sunway Velocity TWO (Phase 1) values comfort and connectivity, embracing sustainable design and built for walkability. Beyond being a mixed-use component, it is the embodiment of redefined integrated city living.

With the focus on community and well-connected spaces, it reflects Sunway Property's commitment to creating inclusive environments where people of all ages and backgrounds can enjoy harmonious work-life balance.

Its Green Urban Wave design seamlessly blends natural elements like pocket parks and green terraces into the urban environment, promoting well-being and sustainability.

The design concept takes inspiration from the flowing movement of a wave – its peak, splash

and crest – shaping the unique L-shaped structure of Sunway Velocity TWO (Phase 1).

More than just a part of the masterplan, the development is also envisioned as a catalyst for urban regeneration that brings together nature, lifestyle and modern living.

Its integration of serviced apartments, office and retail spaces meet the needs of a community seeking convenience, with everything just minutes away.

Connected by the iconic Link Bridges, Sunway Velocity TWO (Phase 1) provides safe, convenient and accessible connections between buildings and amenities.

One of the project's thoughtful features is the segregation of parking operations between residential and commercial zones, ensuring privacy and security for residents while maintaining efficiency and functionality for commercial users.

The walkable, car-lite design is further enhanced by infrastructure that supports vehicular and pedestrian access.

Roads and access points are optimised to manage traffic flow efficiently, particularly during peak hours, while ensuring pedestrian safety.

This careful planning creates a structured and safe environment, reflecting Sunway Property's commitment to functionality and user-focused design.

The holistic approach also promotes convenience and social interaction within the precinct.

Chong said the project exemplifies Sunway Property's strength in integrated developments, supported by its ability to deliver a cohesive mix of residential, retail and commercial spaces.

“Despite the compact nature of the site, Sunway Velocity TWO (Phase 1) demonstrates exceptional space efficiency.

“Facilities are meticulously planned, incorporating mezzanine floors and green pockets to enhance liveability.

“It also achieves a remarkable balance of connectivity and security with seamless movement across the precinct, yet maintaining privacy.

“This meticulous planning is a testament to Sunway Property's expertise in creating urban ecosystems that prioritise community engagement and economic success.”

He added that by integrating thoughtful connectivity with efficient infrastructure, Sunway Velocity TWO (Phase 1) has set a benchmark for modern urban developments, fostering vibrant spaces where people can live, work and interact effortlessly.

**SUNWAY**  
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KUALA LUMPUR



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As your Master Community Developer, our commitment remains steadfast - to create spaces where life, connection, and growth thrive for generations. Thank you for your continued trust and support as we shape a future filled with vibrant, lasting communities.

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Sunway Velocity TWO (Phase 1)



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# Penang's prized jewels of waterfront living



The Light Collection series of luxury residences.

AN ENVIABLE waterfront lifestyle, unique to Penang, where life is simply spectacular with the perfect fusion of natural aesthetics and modern sophistication.

Come home to unmatched coastal luxury in your sanctuary of escape and tranquillity.

Come home to The Light Collection IV, inspired by the traditions and beauty of the Pearl of the Orient.

"Rooted in the state's rich maritime heritage and cultural diversity, the development by IJM Land Berhad embodies a heartfelt tribute to the island's legacy while providing the ultimate waterfront living experience for its residents," said chief executive officer Datuk Tony Ling Thou Lung.

"It was conceived with a clear vision: to create an exclusive and low-density enclave that encapsulates Penang's unique sense of place and connection, without compromising on access to essential services and facilities."

He said the focus was on creating an eminently liveable environment, resulting in only 20 units per acre with 4.86 acres of prime freehold land dedicated to 43 premium shared facilities within a car-free residential zone.

Drawing inspiration from the state's historic kongsi (clan houses), The Light Collection IV is laid out to mimic this traditional formation – residences are placed among a wealth of recreational, social and cultural spaces to encourage interaction and socialisation.

"This draws people out from their homes and into the greater community, creating opportunities where strangers become neighbours and neighbours become friends," Ling added.

In homage to the pivotal role the sea played in Penang's meteoric rise, the project integrates the essence of the ocean into everyday life and features its crowning glory – the revolutionary marine sanctuary and waterways, the first of its kind within a residential development in Malaysia.

Altogether, The Light Collection



The Light Collection IV offers the luxury of panoramic views and direct access to the Strait of Malacca.

IV encapsulates the best of Penang and represents the finest in Malaysia, earning it the prestigious Malaysia Property Award™ 2024 (Housing Residential Low Rise Category) by FIABCI-Malaysia.

## Waterfront splendour

Part of a grand 152-acre masterplan along Penang's eastern coastline, The Light Collection IV invites you to embrace a harmonious celebration of light, space, water and greenery.

With direct access to the sea, it seamlessly blends luxury living with beautifully designed waterfront residences and the unparalleled experience of being surrounded by water.

Every moment here is one of harmony, where whispers of the sea and allure of the sky create an atmosphere reminiscent of life aboard a yacht.

The Light Collection IV provides spacious homes with top-notch amenities while still bringing maritime lifestyle right to your doorstep via the marine sanctuary and waterways, and connecting residents with their stunning surroundings.

The famed marine sanctuary and waterways transcend mere aesthetics; they are the embodiment of a lofty ideal – to preserve and nurture Malaysia's coastal heritage.

The undertaking was immense, the challenge daunting.

To build this vibrant and thriving ecosystem, many elements had to be engineered and done right the first time.

Precise engineering efforts were required to create a marine environment that replicates the complexities of a natural aquatic ecosystem.

Indeed, every day here is an invitation to the extraordinary, complemented by gorgeous views of the Strait of Malacca, the iconic Penang Bridge and vibrant Butterworth cityscape, all in one breathtaking vista.

The Light Collection IV also boasts an extensive list of "firsts" in Penang, setting new standards in innovation, technology and sustainability, particularly in land reclamation and construction.

## Contemporary living gems

Your home, be it a condomini-



The 3,000m2 marine sanctuary holds a total of seven million litres of seawater and is home to fascinating creatures.

um unit with spiral staircase and rooftop garden or water villa with your own marina, is created for the ultimate in waterfront living.

Elevated on concrete columns over the sea as a tribute to Penang's iconic clan jetties and with panoramic views of the harbour, the water villas epitomise waterfront luxury at its finest.

Crafted as a collector's item, the 19 showcase water villas transcend traditional real estate, emerging as distinct masterpieces that fuse architectural brilliance, historical significance and unrivalled exclusivity.

This architectural approach not only enhances the villas' visual appeal but also draws inspiration from the jetties' adaptive construction, built to withstand tidal changes while offering a one-of-a-kind living experience perched above the water.

The condominium design optimises space within a five-storey height limit in a three-block arrangement, creating a sense of spaciousness with diverse layouts ranging from single-storey units to double-storey lofts.

The 79 residences are a shining example of how luxury living

embracing sustainability can work wonders for the environment while pampering discerning homeowners.

## Iconic masterpiece

The Light Collection IV has introduced an unprecedented lifestyle experience, setting a new standard for luxury and innovation.

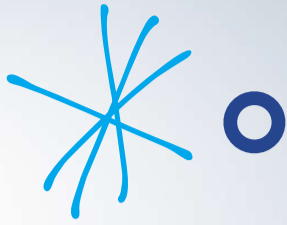
By creating an over-the-water landmark, IJM Land has transformed this stretch of coastline into a global masterpiece.

The development has propelled Penang into the limelight, and by extension Malaysia as well.

This is elevated further by the seamless link to The Light Waterfront Penang's comprehensive infrastructure and commercial hubs, and easy accessibility to Bayan Lepas Free Trade Zone.

Its strategic location offers the right balance between value retention and growth.

With its freehold status and the upcoming The Light City masterplan, The Light Collection IV is poised to enhance its value by capitalising on the area's future development potential.



**THE LIGHT**

WATERFRONT  
PENANG

*Distinctively*  
**IJM**

## EXCELLENCE ILLUMINATED

### The Light Collection IV Wins the Malaysia Property Award™ 2024

The Light Collection IV majestically adorns the coveted coastline of Penang Island, standing as a beacon of architectural innovation and luxurious living. With panoramic, unobstructed views of the shimmering sea, it is a paragon of modern design and sophisticated lifestyle.

Being honoured with this prestigious award reaffirms our unwavering commitment to excellence. It serves as a humbling reminder that inspires us to continually elevate the standards of residential development through innovation and collaboration, aiming to create a brighter future for all.



**MALAYSIA PROPERTY AWARD™ 2024**  
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A SUBSIDIARY OF IJM CORPORATION BERHAD

LIVING in perfect harmony with nature is something all modern homebuyers dream about.

For those residing at S P Setia Berhad (Setia)'s multi award-winning, masterplanned Setia Eco Templer eco-township in Rawang, Selangor, that dream has been made possible.

Sprawled over 194 lushly landscaped acres, its homes boast exceptional craftsmanship, sustainable features and eclectic designs inspired by English, Peranakan and Balinese cultures.

Setia chief operating officer Datuk Zaini Yusoff said the overall vision was not just to build housing but create an exclusive eco-resort lifestyle in line with the company's well-established "LiveLearnWorkPlay" philosophy.

"When Setia Eco Templer was first launched, it set the tone for masterplanned developments across Malaysia with its unique concept and innovative product designs.

"To date, we have introduced over RM1bil worth of properties here out of the total RM1.7bil in gross development value.

"This is a great township in the making and we're confident that upcoming phases would be greeted with similarly overwhelming responses.

"In just a few short years, Setia Eco Templer has become the preferred housing estate among buyers seeking a unique value proposition and sustainable green living," he shared.

The fully gated-and-guarded, low-density township added another feather to its cap by winning the Housing Residential Landed Category at Malaysia Property Award™ (MPA) 2024 by FIABCI-Malaysia.

This follows its earlier win in the Master Plan category in MPA 2022, which was swiftly followed by a World Gold in the ensuing FIABCI World Prix d'Excellence Awards 2023.

"These accolades are testament to our hard work, as we at Setia strive to build sustainable communities in the long term."

### In nature's embrace

Setia Eco Templer was crafted around the idea that there is beauty in all forms of nature.

The land, acquired in 2014, was a defunct, 18-hole golf course with nine obscure creeks and an underutilised 150,000sq ft clubhouse.

Flanked by Templer Park, Kanching Eco Forest Park and Bukit Takun, it provided Setia an opportunity to bring its long-standing, eco-conscious and sustainable living vision to life.

Over 30% of the development was dedicated to nature, with many of the site's existing water bodies, flora, fauna and topography either preserved or enhanced.

The plan outlined 1,339 double-storey bungalows, semi-detached units and link villas occupying 184 acres. These were developed in phases.

It started with Essex Gardens which had 234 units and was completed in June 2019.

Following that was The Grove with 40 units (April 2020), Peranakan with 168 units (August 2021) and Amantara with 155 units (May 2022).

The township as well as the 1,214ha forest reserve take their name from Sir Gerald Walter Robert Templer, the British High



Setia Eco Templer was created to celebrate the beauty of nature. It features amenities conducive to eco-conscious and sustainable living including lakes and landscaping (below) that facilitate outdoor activities and social interaction.



Commissioner in Malaya from 1952 to 1954.

As such, Setia drew inspiration from his journeys in Malaya when designing the homes, resulting in a distinct English elegance in their architecture, enlivened by exotic Malay Archipelago influences and all the comforts of modern living.

Every unit comes with sustainable and innovative features such as solar water heating, fibre-optic infrastructure and smart home systems, making them future ready.

Each residential parcel also has its own thematic gardens and access to a clubhouse and lifestyle hub.

But for many residents who moved in, the biggest appeal was having nature as their neighbour. Setia Eco Templer is one of the few developments in the country to offer tropical forest reserve views.

Its eco-sensitive design incorporates green buffer zones next to these forests to protect endemic fauna, as well as open parks dedicated to bird-watching and wetlands for recreational spaces.

In line with long-term sustainability goals, all these gardens and open spaces were designed for easy maintenance, using solar-powered and water-efficient fixtures to be environmentally friendly.

They were also designed to facilitate outdoor activities and

social interaction, with lookout points, pathways and pods for residents to come together and enjoy uplifting views.

"Residents of Setia Eco Templer will find themselves in the constant embrace of nature, where the ambient air temperature is typically 1°C to 2°C cooler than urban centres," Zaini shared.

"There is no better backdrop to enjoy relaxation and tranquillity, to energise one's spirit to take on all that life has to offer."

### Latest offerings

Currently being developed at Setia Eco Templer is Gaia Gardens – named after the personification of Earth in Greek mythology – which is split into four parcels.

Rimbaran @ Gaia Gardens with 74 units was launched in late 2022. Coming onto the market in early 2023 was Jimbaran @ Gaia Gardens which has a further 70 units.

The two phases are slated for completion in February 2025 and March 2026 respectively. For Jimbaran, there will be 38 link villas (sized from 2,230sq ft to 2,540sq ft, on 20ft x 80ft plots), as well as 23 semi-detached units (2,780sq ft on 32ft x 80ft plots).

The link villas are priced between RM1.228mil and RM1.568mil, while the semi-Ds go for RM1.898mil to 2.073mil. To date, almost 60% of units

have been taken up.

The entire township is equipped with multi-tiered security that includes patrolling guards, 24-hour CCTV surveillance, anti-climb fencing with fibre optic sensors and individual home alarm systems, for residents' safety and peace of mind.

Life at Setia Eco Templer is incredibly convenient.

At residents' doorstep is the 10-acre commercial precinct The Grove, with a collection of commercial units catering to various F&B, retail and lifestyle needs. Otherwise, there are Aeon Rawang, Lotus's Rawang and more just a short drive away.

Education and healthcare amenities in close proximity include Straits International School, SK Bandar Baru Selayang, SK Sinaran Budi, KPJ Rawang Specialist Hospital, Selayang Hospital, Klinik RT Med, Klinik SP Care Selayang, Poliklinik Mediprima Bandar Baru Selayang and Klinik Sejahtera.

The opening of the Setia Eco Templer directional ramp in April 2021 also brought added ingress and egress points, enhancing connectivity to various major highways and arteries.

These include the Middle Ring Road (MRR2), North-South Expressway (NSE), Guthrie Corridor Expressway and Kuala Lumpur-Kuala Selangor Expressway (LATAR).

Residents are essentially just

25km away from the Kuala Lumpur city centre and all its attractions.

"We've had great interest from those from the Selayang, Kepong, Batu Caves, Kuala Lumpur and Gombak areas.

"Our buyers are mostly upgraders and young families looking for a safer and better living environment to grow their families, as well as retirees and empty nesters searching for serenity, better air quality and peaceful living environment for their golden years," Zaini said.

Investors looking at the development would also find it an enticing proposition.

Average launch prices for link villas and semi-Ds were around RM1.026mil and RM1.488mil respectively in 2016. Sub-sale prices seen in 2022 for the same properties were around RM1.28mil and RM1.93mil, representing appreciation of 32% and 30% respectively.

Commercial units had also gone from a launch average of RM1.898mil in 2017 to sub-sales of RM2.335mil in 2022, a 23% increase.

"Moving forward, Setia Eco Templer leverages on its surrounding nature to bring about the brand philosophy of LiveLearnWorkPlay; it was driven by a desire to challenge convention and to design self-sustaining communities for the future," concluded Zaini.



# Setia

## HOME-GROWN LUMINARY

Throughout our journey, we've always stayed close to our roots, for that's where the values that ground us are.

We see every milestone as a chance for reflection on how far we've come and this is one of them. At the **Malaysia Property Award™ 2024**, **Amantara of Setia Eco Templer** has received a recognition in the **Housing Residential Landed Category**.

We thank you for our 18<sup>th</sup> win and this recognition strengthens our resolve for continued excellence in our path ahead.



Stay Together. Stay Setia  
**livelearnworkplay**



# Double the accolade for EXSIM

THERE is simply no stopping EXSIM on its quest to redefine industry standards with world-class developments that are sustainably innovative and nature-centric.

It was double the joy for the esteemed developer when it took home two Malaysia Property Award™ (MPA) 2024 by FIABCI-Malaysia for D’Nuri Residences @ Desa Petaling (Affordable Housing Super High Rise Category) and The Arcuz @ Kelana Jaya (Commercial Residential Super High Rise Category).

Corporate Affairs & Branding director Michelle Siew said the honour received is a depiction to the community that EXSIM is trustworthy, reliable and of integrity, and the developer will continue to raise the bar of excellence.

“We will take this recognition as a push factor to deliver more sustainable developments for the community nationwide.

“This important milestone will serve as an inspiration to the team to continuously evolve and achieve greater heights.

“It is also a testament to the dedication and commitment of the company to deliver what is promised,” Siew said.

“Each recognition marks the milestones of a vision realised, the accumulated efforts of a determined, unified and visionary team at EXSIM in making dreams doable.”

To date, EXSIM has bagged six MPA accolades and the acclaimed FIABCI World Prix d’Excellence Awards 2023 in the Residential High Rise Category.

## Sterling formula for success

Powered by a group of passionate and experienced consultants, and headed by an aggressive management team, EXSIM is a strong believer in continuous innovation, which is the way forward to reimagining a thousand possibilities.

Emphasis is also placed on functionality, for when beauty meets practicality, the results will always be extraordinary.

This philosophy of combining form and function to glorify the wonders of modern architecture is something EXSIM holds close to its heart.

Connectivity and convenience are key considerations in planning high-rise buildings, ensuring residents enjoy modern living without compromising accessibility.

Nature has always taken centre stage as the starting point from which everything else progresses in each EXSIM project, with the key message of respecting, revitalising and giving credit to Mother Nature.

Siew said sustainability is another key criteria, with all projects aligned with Malaysia’s Green Building Index (GBI) and GreenRE requirements.

Environmental awareness represents one of EXSIM’s core philosophies, for it is truly committed to making its projects sustainable while meeting market expectations.

“Since 2008, we have redefined standards in high-rise living by



Quality of life is assured at D’Nuri Residences @ Desa Petaling with a swimming pool (left) and gym (above) among its many amenities.



The Games Room (top) and harmonious urban design (above) elevate the lifestyle at The Arcuz @ Kelana Jaya.

creating spaces that seamlessly blend modern architecture with nature-centric design.

“Our goal is to craft lifestyles that offer premium living with eco-friendly facilities to foster green living, working and social environments in support of the country’s 2050 net-zero carbon emission target.”

Spurred by its success, Siew said EXSIM aims to grow its foothold as a game-changer in the industry and spread its brand beyond Malaysia.

It currently has unveiled 53 developments across the country, with a focus on strategic locations, unique components and fostering vibrant communities.

“Together, let us look forward to a greater horizon while constantly employing New Age Ingenuity to pioneer a better tomorrow for all,” she enthused.

## Quality meets affordability

Purposefully designed for urban families with modern living spaces and comprehensive lifestyle facilities, D’Nuri Residences @ Desa Petaling

promises a refined new standard of living that is accessible to all.

Located in Kuala Lumpur’s mature neighbourhood of Desa Petaling, this affordable development was EXSIM’s first corporate social responsibility project under RUMAWIP (Residensi Wilayah), the Federal Government’s affordable housing initiative.

It recorded a nearly 95% take-up rate on launch day due to the prime location, quality finishing and RM300,000 price tag, which is below the market price of surrounding properties for first-time homebuyers.

Built on 1.81 acres of leasehold land, D’Nuri Residences @ Desa Petaling features 557 units of 850 sq ft three-bedroom, two-bathroom designs complete with balcony.

Quality of life is assured with facilities on Level 6 and Level 41 featuring a swimming pool, gymnasium and tranquil rooftop garden, among others.

It is also well connected to a wealth of amenities and conveniences for daily necessities, providing leisure and comfort at your doorstep.

The Arcuz @ Kelana Jaya.



D’Nuri Residences @ Desa Petaling has successfully and stylishly redefined affordable housing, underscoring EXSIM’s commitment to deliver high-quality and affordable housing solutions that enhance the lives of its residents.

## Elevating the contemporary

As a beacon of modern living in Kelana Jaya, Selangor, The Arcuz @ Kelana Jaya stands as a testament to thoughtful urban planning and design, embodying the essence of contemporary luxury.

Inspired by arcus clouds that create the illusion of bringing the sky closer to the ground, EXSIM hopes to “elevate residents’ spirits while keeping them down to earth” with this development.

The Arcuz @ Kelana Jaya sits within a harmonious community of unmatched convenience and accessibility, enveloped by lush greens and breathtaking views privy to only residents of this 46-storey castle in the sky.

With 685 units in three practical layouts of 753 sq ft, 950 sq ft and 978 sq ft, the residences are

well-designed to optimise space and functionality, complemented by an array of excellent features and amenities.

Available are over 40 top-notch facilities befitting an energetic modern lifestyle.

The highlight is an expansive gym spanning 6,801 sq ft over two storeys with a rustic industrial concept.

Another unique feature is dedicated herb farming at the Herbs Garden on Level 9 and Garden in the Sky on Level 46, which gives residents the opportunity to nurture their green thumb.

These not only provide practical advantages but also foster a sense of pride and responsibility among residents, creating a harmonious blend of modern living and environmental stewardship.

Incorporating sustainable features like renewable solar energy and rainwater harvesting system has earned The Arcuz @ Kelana Jaya a GreenRE Silver certification.

Its enviable location ensures effortless commuting via the many major highways and aboard well-connected public transportation.



# DOUBLE CELEBRATION



**2023**  
 Malaysia Property Award™  
 by FIABCI Malaysia  
**Industrial Category**  
 Nouvelle Industrial Park  
 @ Kota Puteri



**2024**  
 Malaysia Property Award™  
 by FIABCI Malaysia  
**Commercial Residential  
 Super High Rise  
 Category**  
 -  
 The Arcuz  
 @ Kelana Jaya



**2024**  
 Malaysia Property Award™  
 by FIABCI Malaysia  
**Affordable Housing  
 Super High Rise  
 Category**  
 -  
 D'Nuri Residences  
 @ Desa Petaling



**2023**  
 FIABCI World Prix d'Excellence Awards  
 by FIABCI Malaysia  
**Residential High-Rise Category**  
 The Rainz @ Bukit Jalil



**2017**  
 Malaysia Property Award™  
 by FIABCI Malaysia  
**Property Man**  
 Mr. Lim Aik Hoe  
 (Managing Director of EXSIM)



**2022**  
 Malaysia Property Award™  
 by FIABCI Malaysia  
**Residential (High Rise) Category**  
 The Rainz @ Bukit Jalil



**2015**  
 Malaysia Property Award™  
 by FIABCI Malaysia  
**Industrial Category**  
 Nouvelle Industrial Park Lot 10  
 @ Kota Damansara





# Taking cues from nature

NATURE is a great architect and letting it inform design choices can result in structures that are beyond the ordinary.

Hyatt Centric Kota Kinabalu (HCKK) in Sabah, a luxury lifestyle hotel built by esteemed developer Hap Seng Land, is a prime example.

Strategically located in the heart of the state capital near the waterfront, its design draws inspiration from the state's rich natural heritage and local culture, interpreted in a modern and vibrant way.

It is also an energy-efficient building incorporating numerous sustainable features, achieving a GreenRE Silver rating.

Since opening in late 2022, HCKK has become a popular launchpad for travellers to discover Kota Kinabalu's bustling markets, cultural landmarks, delicious cuisine and natural beauty.

The unique architectural premise, guest experience and green features led to it winning the Malaysia Property Award™ 2024 (Hotel Up To 300 Rooms) by FIABCI-Malaysia.

Hap Seng Land chief operating officer David Khor described the accolade as a momentous achievement and attributed the success to all parties involved in the hotel's development and operation.

"This FIABCI-Malaysia award affirmed that we are on the right track in creating an exemplary hotel in terms of innovative design, quality workmanship, environmentally friendly practices and efficient operations, all of which created value for the community and tourism industry in Sabah.

"It will certainly encourage us to strive for even greater heights in forthcoming hotel developments within the group," he said.

## Distinct experience

HCKK offers an unparalleled blend of local culture, luxury and adventure, embracing Kota Kinabalu's vibrant cultural and culinary scene.

Guests can savour modern Asian cuisines at the ON22 all-day dining restaurant located on Level 22, or enjoy locally inspired craft cocktails at the ON23 rooftop bar at Level 23.

For some exploration, there are guided tours of the neighbourhood's colourful street art, led by a passionate Sabah team eager to share local knowledge and hidden gems.

The hotel is also a vibrant social hub and regularly hosts art showcases, cultural events and rooftop gatherings such as the annual Ewan Lane Festival which allows travellers a chance to connect with Sabah's dynamic community.

"HCKK's unique charm, humour and zest for life are a reflection of its dedicated team, whose warmth and local expertise make every stay memorable.

"With a commitment to sustainability, it also integrates local art and eco-friendly practices so that guests get an authentic and responsible travel experience.

"Whether it's exploring Sabah's natural wonders, indulging in its culinary delights or simply

Hyatt Centric Kota Kinabalu viewed from Signal Hill with Pulau Gaya and the South China Sea in the background.



HYATT  
CENTRIC  
KOTA KINABALU



Double infinity edge swimming pool spatially extends towards Signal Hill and the South China Sea.



Spiralling steps represent the journey of climbing Mount Kinabalu.

enjoying the cityscape from the rooftop, HCKK delivers a distinctive and welcoming experience," Khor said.

## Unique design

Hap Seng Land engaged world-renowned Japanese architect Kengo Kuma to conceptualise the design of HCKK.

Kuma is regarded as one of the best in his field and many of his previous works around the globe – like the Japan National Stadium in Tokyo used for the 2020 Olympic Games – are considered architectural masterpieces.

He is known for his contemporary design and consistent use of innovative elements in harmonising architecture with nature.

His ethos aligns well with the group's overall vision for HCKK, whose uniqueness lies in its exterior design and interior decor which takes one on a journey through Sabah's topography.

"We drew inspiration from the state's lush tropical forests and Mount Kinabalu's rocky terrain to dress interior spaces and used the metaphor of a tree to conceptualise different parts of the hotel," explained Kuma.

The lobby level is the bottom of the metaphorical tree, where green bamboo features and rocks represent roots establishing a firm base in the ground.

Guest room floors are visualised as tree trunks with their vertical-lined pattern while back of house areas with external slanting louvres represent intertwining branches.

The top two floors where the all-day dining, sky bar and infinity edge swimming pool are located form the crown of the tree. These open up to picturesque views of Signal Hill in one direction and the South China Sea in the other.

The hotel's interior design celebrates the cultural colours and natural beauty of Sabah.

The event floor at Level 3 narrows a walk into the Bornean rainforest through its vertical wall claddings which resemble tree lines, while the striped green and brown carpets are an abstraction of soil, shrubs and moss typically found on the forest floor.

Local ethnic groups' clothing and handicraft are interpreted via architectural finishes for walls, bedheads and sliding doors in guest rooms and common areas.

On the Level 22 all-day dining floor, the concept of "Dining in the Gardens" is brought to life by integrating the interior space with nature.

With unobstructed vistas of the sea and hills on either side, the food counters are deliberately kept low and in the centre of the space so guests get continuous, spectacular views from window-side dining seats.

The adjoining private dining area and flexible banquet seating space are also designed with wooden stripes, plants and butterfly artwork to further illustrate the natural life of the valley.

This floor is connected to the sky bar and swimming pool

above it on Level 23 by a sleek spiral staircase representing the climb up Mount Kinabalu's steps.

The sky bar's walls are finished in stone to simulate the experience of being surrounded by rocks on the peak of the famous mountain, while the outdoor, end-to-end infinity edge swimming pool gives guests the feeling of swimming from the hillside towards the sea.

"These clever architectural features allow guests to draw a connection with the important landscape elements of Kota Kinabalu and Sabah during their stay," Kuma said.

The quality of detail and craftsmanship is evident throughout the hotel – even on finishing details that are concealed or not immediately obvious.

Vertical timber slats and aluminium cladding were custom crafted and designed in modules to be orderly, but installed with randomness to reflect the ways of nature.

Natural materials such as stone were also given different surface treatments and finishes to create invigorating tactile experiences. Furthermore, fine edges were achieved through tapered termination detailing.

To further enrich the authentic local experience, local craftsmen and artists were engaged to handcraft exquisite art pieces that portray the nature and culture of Sabah.

"This hotel is truly one of a kind and possesses a character that is relevant to its context and place," Khor said.



Hap Seng Land chief operating officer David Khor.

"We're proud to share that occupancy has continually exceeded 80% and it is immensely popular among local and international travellers alike."

HCKK obtained a BuildQAS score of 84.3 at its opening, the highest in Malaysia at the time, a further testament to its exceptional workmanship, detailing and finishing.

## Environmentally responsible

HCKK's energy efficiency is achieved through features such as low-emissivity glazing that improves thermal insulation and reduces heat transfer, enhancing human comfort and reducing cooling energy demands.

All building finishings such as tiles and timber are green-certified, while paints for interiors have low-volatile organic compounds (VOCs) to minimise off-gassing of harmful chemicals.

High-efficiency LED lighting also leads to significant electricity savings while water-efficient fittings minimise water consumption and waste water generation.

Recycling of condensate water from central air-conditioning systems for landscape irrigation further conserve precious resources, while automatic air-conditioner cut-offs when balcony sliding doors are open also reduce cool air wastage.

The use of glass water bottles and large format amenities with refillable shampoo, conditioner and shower gels, instead of small plastic bottles, reduce plastic usage in guest rooms.

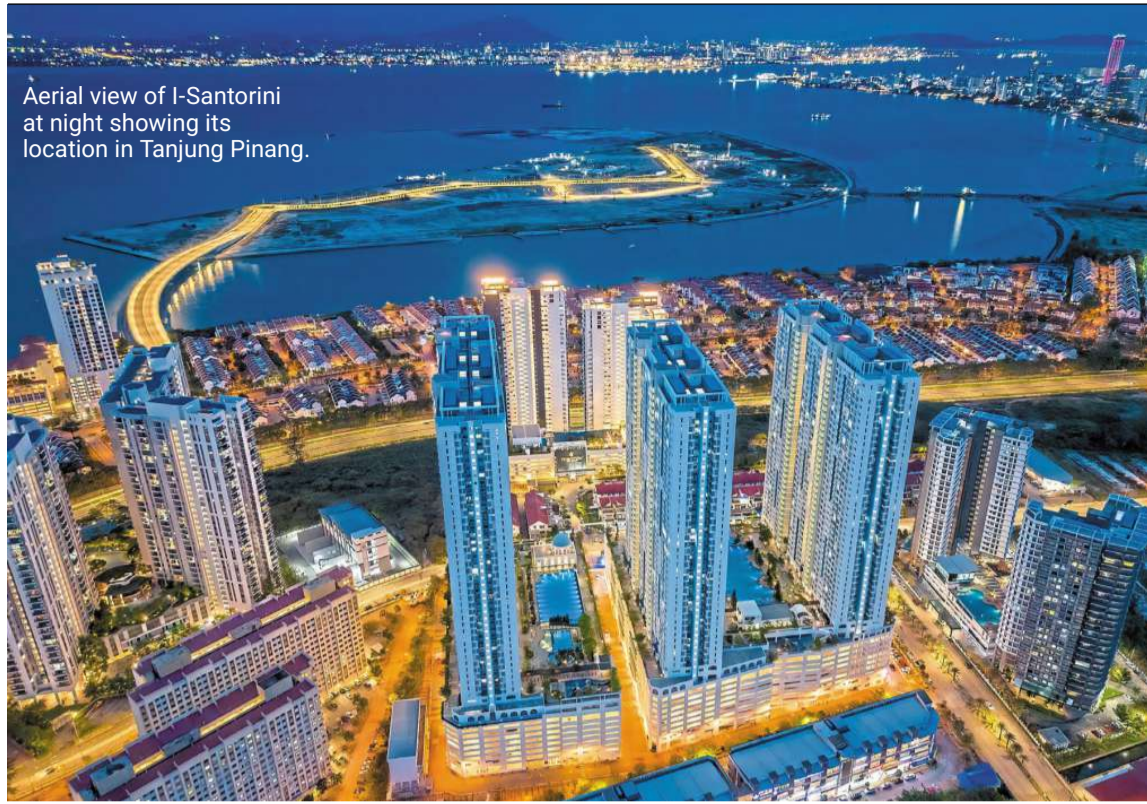
Further to that, in-room coffee capsules are recycled as well.

Building Management System (BMS) software is also utilised to track and optimise energy use, identifying opportunities for further efficiency improvements.

"With this award it has affirmed that we are on the right direction in creating a FIABCI-Malaysia winning hotel in terms of innovative design, quality workmanship, environmentally friendly development, successful operation and creating value to the community and tourism industry in Sabah," Khor said.

"This will certainly encourage us to do better in forthcoming developments within the group.

"In addition, this award has reiterated the group's consistent approach in emphasising green and sustainability as the way forward for the future."



Aerial view of I-Santorini at night showing its location in Tanjung Pinang.



The Grecian-styled gym (left) and landscaped walkways (below) all call to mind the world-renowned island of Santorini.



THE Greek island of Santorini is world-renowned for its white-washed buildings, striking blue domes and breathtaking Mediterranean Sea views.

Little wonder then that it is a popular holiday destination.

But in Penang, homeowners of one unique residential development get to enjoy its breezy life-style vibes every day.

I-Santorini by Ideal Property Group was cleverly crafted to evoke all the charms of Santorini and offer a tranquil living environment enriched by resort-like amenities.

Located on a 9.77-acre plot in the upscale neighbourhood of Tanjung Pinang along the northern shoreline of Penang Island, it has become one of the area's most sought-after developments.

I-Santorini comprises three residential towers atop a retail podium, featuring a sleek and elegant design using the iconic white and blue colour palette. The essence of the Greek island is further brought to life with architectural features such as bright blue domes, arch doors, a bell tower, paved pathways, winding steps, floor paintings, cobblestone floor finishes and a neo-classical mansion on its sprawling facilities deck.

Set against an equally picturesque backdrop of the Strait of Malacca, it truly recreates Santorini's Mediterranean charms in Penang.

This unique premise won I-Santorini the Malaysia Property Award™ 2024 (Affordable Housing High Rise Category) by FIABCI-Malaysia.

### Thematic wonders

I-Santorini is a signature development under Ideal's visionary I-Condo series, initiated by group executive chairman Tan Sri Alex Ooi Kee Liang.

The aim was to offer quality living experiences in prime urban locations affordably and redefine traditional notions of affordable housing with unique, thematic lifestyle concepts.

It also seeks to foster a sense of community through value-added features and make a good quality of life more accessible – particularly for first-time homebuyers.

"In real estate, true innovation lies not only in the product itself but in how we create lasting value for society.

"Through the I-Condo brand,

# Greek island idyll in Penang



Ideal Property Group executive chairman Tan Sri Alex Ooi Kee Liang.

we have proven that affordable housing can be both economical and of high quality.

"I-Santorini's success is not just about one project, but an innovation in the industry's development model," Ooi said.

What sets I-Condo developments apart are their distinctive architectural themes, as seen with I-Santorini's stunning Greek-inspired design – which allows it to stand out against other developments in the area and be a talking point among the community.

This attention to aesthetic detail creates developments that are not only functional but also visually captivating, challenging the conventional perceptions of affordable housing being mundane.

"I-Santorini's architecture draws inspiration from one of the world's most coveted vacation destinations.

"This thematic choice was deliberate, as we wanted to transform the affordable development into an exclusive sanctuary where residents can experience the magic of vacation-inspired living every single day," Ooi pointed out.

All I-Santorini units have a standard living area of 850sq ft and enjoy views of the Strait of Malacca, George Town skyline or the surrounding vicinity.

The entranceway opens up to a seamless dining and living area framed by a large window. This provides ample natural illumination to come through interior spaces.

Set off to the rear is the kitchen and yard, while the three bedrooms and two bathrooms are offset to one side of the unit.

This thoughtful layout and cohesive division of rooms reflect comfortable, modern living standards and provide a conducive backdrop for families to grow and thrive.

The project's remarkable sales success is testament to how I-Condo has transformed the affordable housing segment by incorporating premium features associated with higher-end properties.

Coupled with its prime location, practical layout and affordable pricing, I-Santorini has proven to be an enticing option for young families and first-time homeowners seeking their dream home.

### Lavish amenities

Sprawled across the wide-open area above the multi-storey car-park podium is the facilities deck which has over 30 different amenities.

This delivers a real-life travel experience to Santorini island. Winding steps from the lower level leads to bright blue domes with whitewashed walls.

There is also a graceful bell tower accessible on the rooftop of the fitness centre.

Other delicate Greek motifs, such as blue railings, white canopies, paved paths and archways, are applied throughout the landscape.

The clubhouse-like amenities are spread across seven indoor and outdoor zones, namely Sunshine Cove, Children's Cove, Wellness Cove, Chill-out Cove, Socialite Cove, Tranquil Cove and Leisure Cove.

They cater to all age groups and allow residents to enjoy a luxurious living experience on par with higher-end condominiums.

It includes a lengthy swimming pool with calming water features and a viewing deck with breathtaking scenery of the Strait of Malacca and George Town skyline.

Plants and trees used for landscaping at I-Santorini are suited

to Malaysia's climate.

There are charming pink Bougainvillea, *Eugenia polyantha*, *Araucaria columnaris*, *Bauhinia monandra*, *Bucida molineti*, 'Revolution Gold' *Melaleuca bracteata* and *Schizolobium parahyba*.

These lovely spaces allow for social activities and community bonding, ideal for its target market of first-time homebuyers such as young couples and small families.

To promote a low carbon lifestyle, there is also a bicycle rest station with docking area and wash room on the ground level. This public amenity can be used by all cyclists in the neighbourhood.

The developer also spruced up surroundings with secure pedestrian paths, trees and lighting.

### Prime location

I-Santorini's strategic location in Tanjung Pinang, a mature, upscale suburb not far from the state's capital George Town, is part of the allure.

What's particularly noteworthy is that despite being in such a prime area and surrounded by mid-high and high-end residential developments, I-Santorini's units maintain affordable prices.

There is no better opportunity for first-time homebuyers to own a home in this coveted neighbourhood.

The convenience of the location cannot be overstated either. Many essential amenities are right at residents' doorstep.

There are 14 educational institutions ranging from primary to international schools nearby as well as healthcare facilities like Tanjung Medical Centre and Mount Miriam Hospital.

Various shopping destinations such as Straits Quay Retail Marina, Lotus's Seri Tanjung Pinang and Gurney Plaza are also within easy reach, not to mention countless neighbourhood eateries, food courts and cafes.

For nature-lovers, Penang Youth Park and Penang Botanical Garden are just a 15-minute drive away.

Ooi said I-Santorini's success validates Ideal's approach and proves that it is possible to deliv-

er quality homes with desirable features while maintaining affordability.

"We will continue our mission of uplifting living standards in the affordable housing segment and create communities which residents are proud to call home," Ooi added.

Ideal's I-Condo brand continues to expand its footprint. Following I-Santorini, it completed the cottage-styled Ideal Residency in Island Glades, Penang.

Two more distinctive projects are also being developed – Ideal Venice Residency also in Island Glades and Maldives Residences in Bayan Lepas – each incorporating distinctive architectural elements associated with their namesake destinations.

As the northern region's most prolific developer, Ideal Property Group is also currently spearheading two major developments that will soon transform Penang's landscape.

The masterplanned Queens Waterfront development in Queensbay features resort-style condominiums across three phases (Q1, Q2, Q3).

This will culminate in an integrated development fourth phase (Q4) comprising a five-star hotel, office tower and luxury residences.

Queens Residences Q1 won a Gold Award in the global FIABCI World Prix d'Excellence Awards 2024 under the Residential Mid Rise category.

The second major development, Penang Technology Park@ Bertam, represents the company's ambitious vision for industrial development in the region.

A sprawling 880-acre freehold development with excellent connectivity to major highways, seaport, airport and railway station, it is designed as a catalyst for economic diversification and aims to attract high-technology industries to the region.

At its heart, the newly launched Ideal Business Hub is drawing forward-thinking enterprises with its innovative flexi-space concept, offering versatile solutions that maximise operational efficiency and cater to diverse business requirements.

# Congratulations!!

<b>PROPERTY MAN</b> <ul style="list-style-type: none"> <li>Mr. Kong Chong Soon <i>Managing Director</i></li> </ul>		<b>PROPERTY CEO</b> <ul style="list-style-type: none"> <li>Dato' Chang Khim Wah <i>Chief Executive Officer</i></li> </ul>	
<b>AFFORDABLE HOUSING SUPER HIGH RISE</b> <ul style="list-style-type: none"> <li>D'Nuri Residences @ Desa Petaling <i>Aspire Causeway Sdn Bhd (a member of EXSIM)</i></li> </ul>		<b>COMMERCIAL RESIDENTIAL SUPER HIGH RISE</b> <ul style="list-style-type: none"> <li>M Vertica <i>Mah Sing Group Berhad</i></li> <li>The Arcuz @ Kelana Jaya <i>Mahsuri Kelana Sdn Bhd (a member of EXSIM)</i></li> </ul>	
<b>AFFORDABLE HOUSING HIGH RISE</b> <ul style="list-style-type: none"> <li>I-Santorini <i>Ideal Property Group</i></li> </ul>		<b>COMMERCIAL RESIDENTIAL HIGH RISE</b> <ul style="list-style-type: none"> <li>Residensi Solaris PARQ <i>UEM Sunrise Berhad</i></li> </ul>	
<b>AFFORDABLE HOUSING LOW RISE</b> <ul style="list-style-type: none"> <li>Residensi Matang Premier <i>PR1MA Corporation Malaysia</i></li> </ul>		<b>COMMERCIAL RESIDENTIAL LOW RISE</b> <ul style="list-style-type: none"> <li>Laticube <i>Lafrowda Properties Sdn Bhd</i></li> </ul>	
<b>ENVIRONMENTAL</b> <ul style="list-style-type: none"> <li>Iringan Bayu Wetland Park <i>OSK Property</i></li> <li>Wetlands Arboretum Centre <i>Gamuda Land</i></li> </ul>		<b>HOUSING RESIDENTIAL SUPER HIGH RISE</b> <ul style="list-style-type: none"> <li>The Valley Residences @ SkySierra <i>SkyWorld Development Berhad</i></li> </ul>	
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>Sentul Works <i>YTL Land &amp; Development Berhad</i></li> </ul>		<b>HOUSING RESIDENTIAL HIGH RISE</b> <ul style="list-style-type: none"> <li>SkyLuxe on the Park Residences <i>SkyWorld Development Berhad</i></li> <li>Trinity Pentamont <i>Trinity Group Sdn Bhd</i></li> </ul>	
<b>HOTEL UP TO 300 ROOMS</b> <ul style="list-style-type: none"> <li>Hyatt Centric Kota Kinabalu <i>Hap Seng Land Sdn Bhd</i></li> </ul>		<b>HOUSING RESIDENTIAL LOW RISE</b> <ul style="list-style-type: none"> <li>The Light Collection IV <i>Jelutong Development Sdn Bhd (Subsidiary of IJM Land Berhad)</i></li> </ul>	
<b>HOUSING MASTER PLAN</b> <ul style="list-style-type: none"> <li>Tropicana Aman <i>Tropicana Corporation Berhad</i></li> </ul>		<b>HOUSING RESIDENTIAL LANDED</b> <ul style="list-style-type: none"> <li>Setia Eco Templer – Amantara <i>Setia Eco Templer Sdn Bhd</i></li> </ul>	
<b>MIXED-USE DEVELOPMENT</b> <ul style="list-style-type: none"> <li>Sunway Velocity TWO (Phase 1) <i>Sunway Property</i></li> </ul>			
<b>OFFICE</b> <ul style="list-style-type: none"> <li>Sentul Works <i>YTL Land &amp; Development Berhad</i></li> <li>TSLaw Tower <i>Pedoman Cekap Sdn Bhd (TSLAW Land)</i></li> </ul>			

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