

Star Special

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MALAYSIA PROPERTY AWARD™ 2023



FIABCI

INTERNATIONAL REAL ESTATE FEDERATION
MALAYSIA

Malaysia Property Award™ 2023

To Recognise Excellence In
Real Estate Development



NEW AGE INGENUITY



IN TERMS of global real estate developers, Malaysian developers are surpassing the real estate industry standards, FIABCI Malaysia president Datuk Firdaus Musa said.

The International Real Estate Federation (FIABCI) Malaysia observed the commemoration of the Malaysia Property Award™ 2023 winners at One World Hotel last night, with the Malaysia Property Award™ acting as a benchmark for the standards of Malaysia's real estate against the international landscape.

The award gathered real estate giants at the gala dinner with 22 project winners and two individual winners for the categories of Property Woman and Property Chief Executive Officer (CEO).

"The winners are way above the industrial standards, and they are continuing to innovate themselves. Giving more, using all these new technologies... slowly gaining acceptance of the Industrialised Building System (IBS) type of construction, only that the developers require more assistance from the government in terms of using IBS to lower their costs in terms of construction," Firdaus said.

Properties are consistently evolving and changing, he said.

According to publications such as Knight Frank and Rahim & Co, the property market is seeing active movement, with an anticipated good first half of 2024.

Throughout the nation, he pointed to new types of development coming in, especially high-rises.

Due to the Singapore factor, Johor Baru, Iskandar Puteri and its surrounding areas will likely be due for an increase in growth.

Developers were also actively continuing their earlier projects, Firdaus said.

"We may feel a little bit of catching up on the price part. The developers will have to have a more innovative kind of package for the prospective purchasers," he added.

Developers would likely look at product differentiation to maximize their presence in the market.

They participate in affordable developments, signature projects, as well as high net worth purchases to attract foreign investors and take advantage of the upcoming Malaysia My Second Home (MM2H) and visa-holder policies, he said.

"Our market is also dependent on foreign purchase and foreign direct investors even though MM2H has not been approved yet in the cabinet.

"Once the visa is implemented, you can hopefully see more foreigner participation in purchasing the properties," Firdaus said.

On the development side, he pointed out that costs remained the main concern.

Compliance costs especially affected the viability of projects, and developers are looking for more initiatives to assist in terms of cost reduction.

The property market this year is gradually improving, Firdaus said.

"In my personal opinion, I want to see a more dynamic market, especially with good

Pushing boundaries on international scale

Constant evolution behind the Malaysia Property Award™



(From left) Firdaus and Yu presenting the Malaysia Property Award™ trophy.



capital gains and good returns, but to achieve this we need government assistance as the economy enabler, with investor and business-friendly [policies].

"As you know, the state is one of the economic determinants.

"So, because of this, it actually can create wealth for proper-

ty owners and again, will channel back to the economy. The per capita income part has to be on track because we need that purchasing power," he added.

The 2023 awards received a high number of submissions for its affordable housing category.

However, Firdaus noted that to the public, affordable homes on the market remained unaffordable.

With a higher per capita income, affordable homes would become affordable.

"I would like to see more proper planning now. I think the DBKL is taking the first step in actually making sure that planning proposals are within the zoning and planning guidelines. You don't want to see capitalising on public spaces," Firdaus added.

Development should be placed in proper development areas, with planning for facilities and amenities, rather than changed to maximise profit, he said.

New considerations

Just as the market was in constant evolution, so were the criteria that measured its developers.

Since its first rendition, the award has grown to receive an overwhelming reception, with the online judging and final judging process running over three days instead of the usual one-day period.

"It has evolved. When the first one was held in 1992,

Malaysia Property Award™ followed exactly what FIABCI World Prix d'Excellence Awards was doing," said Dr Yu Kee Su, the organising chairman of Malaysia Property Award™.

The categories had been similarly limited, but the Malaysian chapter has its own, such as the Property CEO and Property Woman.

As the Malaysia Property Award™ continues into the next year, the criteria for the award will continue to improve.

Yu cited new technology and safety concerns. For example, in the previous awards, all participating projects must have been completed for at least a year, prior to the registration deadline of the award, but it has been changed to nine months.

The requirement of occupancy rate has also been reduced from 50% to 35%.

He added that the committee would review the criteria again from time to time and fine-tune according to the market.

These changes encompassed not only criteria but also the push to streamline every level of the judging process.

During the Movement Control Order, the nomination, site visit, judging and evaluations were online.

Last year, the award followed a hybrid format; the evaluators' presentation was held online, while the site visit, jury member and independent judges' session were held physically.

"This year's site visit remained physical, the evalua-

tor presentations online, jury members online and the independent judges were physical. So we will take this year's format to continue for the coming years," Yu said.

In 2023, FIABCI Malaysia had the pleasure of receiving an international jury member and an independent judge from Singapore, as well as an additional independent judge hailing from the Philippines.

"Jury members are the real estate association presidents, for example, Malaysia Institute of Estate Agents (MIEA), Pertubuhan Arkitek Malaysia (PAM) – most of them are our FIABCI Malaysia principal members, with this year inclusive of the Malaysia My Second Home Consultants Association (MM2HCA) president," Yu said.

"The independent judges are not related to any developers or real estate association or the industry. It can be anybody.

"This year, we have a former director general of the fire and rescue department, lawyers, entrepreneurs, traffic consultants, and estate agents," he added.

Drawing from a broad scope of expertise, this method encourages the inclusion of external perspectives to create a holistic judging process.

Next year, Yu pointed out that they would continue to refine the awards according to the feedback received from jury members and judges, in acknowledgement of the evolution of the industry.

Celebrating real estate excellence

THE Malaysia Property Award™ (MPA) is the gold standard for developers in the real estate industry and a platform for them to showcase their best creations.

As the premier awards of the sector, it has become a brand by itself and attracts new and established players alike.

Organised by FIABCI Malaysia, the MPA started off with only six categories in 1992 but has since grown to 18 categories. This reflects its commitment to not only recognise projects of distinction, but also the latest global development trends.

Now, the categories include Affordable Housing, Environmental, Heritage, Hotel, Industrial, Master-Plan, Mixed-Use Development, Office, Public Sector, Purpose-Built, Residential High-Rise, Residential Mid-Rise, Residential Low-Rise, Resort, Retail and Sustainable Development.

Completing the accolades are the two individual awards of 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 the award procedures, rules and regulations are strictly adhered to, enforced and executed without fear and favour – right from the nomination stage to the presentation of awards.

The rigorous, four-tiered judging process includes physical site visits, verifications and judging by a panel of esteemed and experienced industry captains.

Such high standards towards transparency, reputation, professionalism, integrity and impartiality is what sets the MPA apart as the true benchmark of excellence not just within Malaysia, but also on the global scene.

The trophy

The present MPA trophy evolved from the earlier FIABCI Property Award of Distinction.

Its design includes five pillars that symbolically enumerate the five continents in which FIABCI holds esteemed membership from the real estate fraternity. Its upward-pointing, chevron-like top also represents the strong force of maturity and striving for excellence, within the industry.

The other key element is a butterfly radiantly emerging from a pupa. A harmonious process of nature, it reflects the best of the real estate industry, emerging into the limelight.

This also extols the virtues of nature, a key consideration in modern real estate development.

Hence the FIABCI world, on the one Earth we have. A place of beauty and peace, from which the Malaysia Property Award™ draws inspiration from. It is an award for the holistic habitat.

International spotlight

All MPA winners may advance to the FIABCI World Prix d'Excellence Awards to compete with the best of the best, in the international real estate arena.

This gives winners tremendous publicity through both interna-



This year's judging panel includes (from L to R) Robert Marie Co Sy, Rita Sabrina Wong Kee Ling, Gillian Tay, Datuk Low Keng Kok, Datuk Dr Soh Chai Hock, Datuk Pretam Singh Darshan Singh, Datuk Donald Lim Siang Chai, Datuk Khirudin Drahman@Hussaini and Goh Bok Yen.

tional media and FIABCI's network spanning over 50 countries.

It also comes with the right to use the official FIABCI World Prix d'Excellence Awards logo for official correspondences.

Many MPA winners have gone on to win the international accolade over the years, which is testament to the high standards, innovative designs and unique value propositions offered by these benchmark Malaysian projects, as well as the developers who built them.

FIABCI Malaysia

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

It fostered goodwill and understanding with international organisations, allowing developers to generate business opportunities and exchange ideas on property development, marketing, new products and services.

As a non-governmental organisation, its members are made up of those from the real estate and related industries such as property developers, architects, surveyors, valuers, contractors, consultants, engineers, lawyers, professional estate agents and property managers.

In the span of 49 years, FIABCI Malaysia has expanded its horizons tremendously and now leads the Malaysian real estate industry by instilling exceptional standards, fostering national building through development and giving more Malaysians access to quality living environments.

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

It continues to expand its membership to enable more networking opportunities for real estate industry players, advance important agendas like sustainability, and promote healthy competition among industry players by celebrating the efforts and successes of its members.

Stringent judging

Each year, the awards organising process begins with the organising committee issuing a

call for entry submission.

They then study the nominated projects for preliminary eligibility confirmation. Any queries would be communicated with the participating companies for answers or corrections.

Non-compliant submissions are either rejected or reserved for the following year. Qualified nominations would then be forwarded for physical site visits and verification by evaluators who are divided into groups of four to six, each led by a group leader. Each group works independently to evaluate their assigned projects.

Evaluators are made up of those holding senior management positions in the real estate industry or relevant companies. They will conduct site visits to each project for physical inspection, information verification and assessment to see if the development meets the award's criteria and requirements.

Although evaluators contribute voluntarily, they are bound by a written code of ethics. Upon returning, each member prepares their respective project analysis reports to be presented online to the organising committee with presentations held separately for each group.

This level would clearly outline each project's merits and determine 30% of the overall final score. Qualified projects are then forwarded to the next stage with both the evaluators and organising committee's consensus.

Next comes the Panel of Jury stage whereby the developers of the participating projects will present to the Panel of Jury members. The objective is to short-list the best projects. Jury members work independently and are also industry professionals, experts or those involved in real estate and related industries.

A brief on the short-listed projects would then be forwarded to a panel of independent judges formed by respected members of society, who are experienced in their own fields.

They are not related to FIABCI Malaysia and are required to 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.

All marks by different stages are in turn forwarded to an independent public auditor.

No winner will be awarded if none of the projects in the category score at least 75% and above. FIABCI Malaysia's National Committee members are not allowed to be appointed among the independent judges, and that includes its president.

The entire nominations and judging process will take seven to eight months to complete. Evaluators, Jury members and Independent Judges all work voluntarily and independently.

With the judging process and criteria getting stricter by the years, FIABCI Malaysia continues to uphold the standard and integrity of the award, cementing its impregnable reputation.

Here is what some of the judging panel had to say about the submissions, judging process and overall state of the real estate sector:

Independent judges and auditors

Datuk Khirudin Drahman@Hussaini (Director of Fire and Rescue Dept, Sarawak)

"Judging the awards was a great opportunity for me, as a fire chief, to emphasize that safety has to be the most important consideration in everything we do. It must take priority over cost calculations. When it comes to buildings, life safety and means of escape are key elements to any design. Through such engagements, we're able to provide proper and positive input to real estate players so we can ensure that the community remains safe in the premises they create."

Datuk Pretam Singh Darshan Singh (former legal advisor to the Ministry of Housing and Local Government)

"The standards of projects tend to be very close to each other so we as judges have to look for the finer details which may give one an edge over the others. It is also important for us to ensure that the developments are above board and comply with all the legal and financial requirements."

Datuk Low Keng Kok (Member of Universiti Teknologi Malaysia board of directors)

"Design and construction are the most important criteria to a good property, as that dictates how people use it and whether they derive any enjoyment from

it. It can also determine the asset's potential for appreciation. Compared to previous years, I saw increased emphasis on sustainability and the environment. This is a good sign as it shows that developers in the country are not just out to make money but are also conscious of their impact on the environment. Overall standards have improved very much and I hope that positive trend continues in the future."

Datuk Dr Soh Chai Hock (Member of the Ministry of Local Government Development's appointed Panel of Experts)

"The MPA drives excellence among developers, whose outstanding creations embrace the location and fulfil the needs of people. A particular area of note is low-cost housing which used to be negatively associated with low-class. But not anymore. Affordable is the new term because it brings good living spaces and facilities to an accessible price point. These projects can be as good as higher-end developments."

Datuk Donald Lim Siang Chai (Former Deputy Minister of Finance)

"There is definitely demand for better properties with sophisticated features and the country has lots of good architects, engineers and planners to make it a reality. I'm happy to see how far the country's housing industry has come. But there are still some challenges we have to overcome, such as standardising development guidelines between states, and solving the issue of financing for both developers and buyers alike. The real estate industry is key to Malaysia's economy because it brings beneficial knock-on effects to dozens of other industries."

Goh Bok Yen (Director of MAG Technical & Development Consultants Sdn Bhd)

"Our property market is very dynamic and you'll find new approaches in design or processes every year. I'm impressed by how developers, architects and designers are able to adapt their building elements to our current modernised world and create comfortable living spaces, while being increasingly sensitive to environmental and social obligations in their developments. I hope they continue to stay abreast of all the changes in the global property sector so it helps advance the industry locally."

Rita Sabrina Wong Kee Ling (Malaysian Bar member and legal advisor for World Federation of Fuzhou Associations Ltd)

"Any new development should bring positive impacts to the community. We also looked at whether developers innovatively incorporated any new technologies into their developments. The MPA is a good driver for the Malaysian real estate industry as it creates positive competition that spurs industry players to come up with new ideas and offerings."



Envisioned as a 'bungalow in the sky' that promised its residents a lifestyle beyond comparison, Park Seven is SDB's maiden development.



19Trees in Taman Melawati, Kuala Lumpur is designed for those who cherish an active yet serene lifestyle.

SDB: Soaring to new heights

SHE single-handedly transformed the company business from tin mining into one of Malaysia's leading boutique property developer renowned for its niche award-winning developments, here in the country and across the Causeway in Singapore.

She took over the helm during the height of the Asian Financial Crisis in 1998 and through sheer determination and ingenuity, successfully rode through the storm to emerge triumphant with the company on much stronger fundamentals and foundations.

She is none other than Teh Lip Kim, the Group managing director of Selangor Dredging Berhad (SDB) and the recipient of the distinguished Malaysia Property Award™ (MPA) 2023's Property Woman of the Year by FIABCI Malaysia.

Teh was recognised for her exceptional contributions and expertise to the real estate sector, of which SDB's innovative concepts and designs have been widely acknowledged.

The youngest daughter of the late Teh Kien Toh, who founded SDB in 1962, she had joined the company in 1996 and was subsequently promoted to Group managing director two years later.

Teh graduated in Accounting and Economics in the United Kingdom. She also completed her Masters in Shipping, Trade and Finance before returning to Malaysia.

The right synergy

What truly sets SDB apart is its unwavering commitment to crafting living spaces for memorable lifelong experiences. The journey is not just about building houses but fulfilling discerning homebuyers' high expectations to deliver products that they can be proud of and which they can deeply feel as 'homes'.

"The essence of it all stems from our design DNA – a unique blend of innovation, functionality and a deep understanding and appreciation of what truly makes a house a home.

"We do not just envision structures; we envision the lives that will be lived within them. As a property developer, empathy is at the heart of everything we do. We step into the shoes of our customers, understanding their needs and aspirations," said Teh.



Teh single-handedly transformed her company business from tin mining into one of Malaysia's leading boutique property developer.

And when it comes to leadership, she added that it is about inspiring greatness in others, especially the people around us.

As the Group's managing director, she believes in the power of collaboration and synergy and to tap on positive energies for the greater good of all concerned.

"I surround myself with a team of passionate individuals, with each of them bringing their unique talents to the table. I empower them by consistently listening, coaching and asking the right questions because I know that true leadership is about igniting the spark of brilliance in others.

"Together, we at SDB are all about building a trusted brand. This is what makes us tick; the relentless pursuit of excellence, the unwavering dedication to our customers, and the steadfast belief that every brick we lay is a step closer towards helping our homebuyers realise their homeownership aspirations."

When the going gets tough, the tough get going. Teh admitted that she was not exactly born with a natural knack for leadership. In fact, stepping into the shoes of running the family business, particularly in the wake of the Asian financial crisis, felt more like a sink-or-swim situation rather than a graceful ascension to leadership.

"But you know what they say about tough times, they have a peculiar way of shaping us into



One Draycott in Singapore, a stone's throw away from Orchard Road, was built by appreciating the beauty and originality of the site, resulting in a tower block that is shaped like a gem.

the leaders we never knew we could be. I learned the ropes the hard way, navigating through the rough seas of business management, especially in those early years when every decision felt like walking on a tightrope."

Yet, amidst the chaos and uncertainty, she always held onto one steadfast companion – a positive mindset.

She firmly believes that every struggle, every setback, is simply a disguised gift waiting to be unwrapped. Instead of asking "Why is this happening to me?", she has trained herself to ask "How can this situation help me and the Group to grow and realise our fullest potential?"

"It is this perspective shift that has been my guiding light through the darkest of storms. Every challenge became an opportunity for learning, every setback a stepping stone to resilience.

"And slowly but surely, I found my footing as a leader, not by birthright, but by sheer determination and gratitude, coupled with a 'sense of duty' for purchasers, our employees and stakeholders.

"I may not have been the natural leader in my family, and tin mining or property development may not have been my initial calling. But sometimes, life has a funny way of nudging us towards

our destiny, and I am grateful for every twist and turn that led me to where I am today," she said.

Teh has also been bestowed with numerous other prestigious awards including Ernst & Young Entrepreneurship of The Year Award, Brand Laureate Brand Icon Leadership Award and Asia Pacific Entrepreneurship Award.

Dedication to innovation

SDB had moved strategically into property development with aspirations and a fierce determination to make its mark. Starting from what felt like ground zero, it had embarked on a journey fuelled by a relentless pursuit of excellence, aesthetics and practical functionality.

"And it was in the midst of this journey that we crafted our first high-rise masterpiece, Park Seven. This achievement manifests our statement of commitment to pushing boundaries and redefining quality living," said Teh.

Park Seven is envisioned as a "bungalow in the sky" that promised its residents a lifestyle beyond comparison. It is the first earthquake-resistant residential building in the country.

"For us at SDB, it has always been about daring to dream, daring to innovate and daring to defy the status quo. What sets us apart is our unwavering dedication to innovation and individuality.

"Every one of our developments bear the imprint of our creativity, a testament to our refusal to settle for the ordinary. No two SDB projects are alike. Each one is a symphony of uniqueness, meticulously crafted to deliver extraordinary living experiences," explained Teh.

She added that SDB does not believe in cookie-cutter homes but creating havens that reflect the diverse tapestry of homebuyers' aspirations.

"Our journey thus far has been a series of leaps of faiths, each one propelling us closer to our vision of redefining the landscape of property development as we continue to push boundaries and defy conventions."

To date, SDB has 24 residential developments across Malaysia and Singapore, many of which had clinched FIABCI World Prix d'Excellence Awards and other recognitions in both countries and throughout the world.

MALAYSIA PROPERTY AWARD™ 2023 PROPERTY WOMAN MS TEH LIP KIM



DRIVING EXCELLENCE, BUILDING LIFELONG RELATIONSHIPS

"I am deeply humbled to have been recognised with this prestigious award by the esteemed International Real Estate Federation (FIABCI) Malaysia.

This accolade is not mine alone but a testament to the unwavering dedication and hard work of our entire team at Selangor Dredging Berhad (SDB). Together, we remain steadfast in our pledge to continuously strive for excellence while building lifelong relationships.

In the same spirit of gratitude, we extend our heartfelt thanks to our valued purchasers and stakeholders for their trust and support. This achievement inspires us to continue striving for the highest standards in all that we do, reinforcing our commitment to creating spaces that enrich lives and communities."

MS TEH LIP KIM

Managing Director
Selangor Dredging Berhad



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The man behind Merdeka 118

SOARING into the sky as a testament to Malaysia's rich heritage and diversity, the global icon Merdeka 118 Tower at 678.9m is the tallest in South-East Asia and second tallest in the world.

And the person who had made this possible is none other than Tengku Datuk Ab. Aziz Tengku Mahmud, the chief executive officer (CEO) of PNB Merdeka Ventures Sdn Bhd (PNBMV), owner and builder of the superstructure.

His hands-on approach and attention to details at every phase have been instrumental in seeing the development to fruition, after almost 15 years in the making, culminating in the official inauguration on Jan 10, 2024.

He had spearheaded the project planning, concept and schematic design, procurement, construction and the overall implementation of the project components within Merdeka 118 precinct.

The road to success was paved with many challenges, notwithstanding those brought on by the COVID-19 pandemic, which Tengku Ab. Aziz and his team overcame with resilience and determination.

Thus, no one is more deserving to be bestowed with the prestigious Malaysia Property Award™ (MPA) 2023's Property CEO of the Year by FIABCI Malaysia than Tengku Ab. Aziz.

"I am incredibly grateful and truly honoured for this recognition. This award symbolises not only a personal achievement but also acknowledges the hard work and dedication of our entire team at PNBMV.

"The accolade further reaffirms our commitment to excellence in leadership and innovation within the property sector, and serves as motivation to continue driving positive change in the industry."

Complementing the city skyline

PNBMV, a wholly-owned subsidiary of Permodalan Nasional Berhad (PNB), was established as a Special Purpose Vehicle for the Merdeka 118 development.

The company acquired the 40-acre Stadia land comprising Stadium Merdeka and Stadium Negara and the adjoining areas from Danaharta Sdn Bhd in 2000.

In 2010, Tengku Ab. Aziz was appointed as the CEO to lead the project that was initially named Warisan Merdeka and subsequently re-named to Merdeka 118.

The integrated mixed development comprises the 118-storey Merdeka 118 tower, a retail mall (118 Mall), 252-room luxury hotel (Park Hyatt Kuala Lumpur), observation deck (The View at 118), one tower of serviced residences (Oakwood Premier Kuala Lumpur) and two premium residential towers with associated facilities.

These include a 4-acre beautifully landscaped linear park (Merdeka Boulevard at 118), a two-storey 'Look at 118' building and West Podium with a 1000-pax auditorium and 1500-pax ballroom.

Look at 118 is an experience centre with a textile museum



Tengku Ab. Aziz (far left) at the Council on Tall Buildings and Urban Habitat (CTBUH) Closing Networking Reception 2023.



Tengku Ab. Aziz is instrumental in the success of Merdeka 118 and has been rightfully recognised with MPA 2023's prestigious Property CEO of the Year.

(Merdeka Textile Museum), gift shop, cafe and a dedicated look-out point on the roof top for Instagram-worthy shots of the Merdeka 118 tower.

Tengku Ab. Aziz said developing a mega project in the midst of the historical part of Kuala Lumpur brought its own set of challenges, especially building next to two heritage stadiums definitely required a more careful approach.

The tower overlooks Stadium Merdeka, adjacent to Stadium Negara, of which both were gazetted as national heritage sites in 2005 under the National Heritage Act 2005.

PNBMV, the sole custodians of both the stadiums, has since then carried out a thorough conservation plan, earning Stadium Merdeka the UNESCO Excellence Award for Cultural Heritage Conservation Programme (Asia Pacific) in 2008.

Tengku Ab. Aziz said the architectural design of Merdeka 118 Tower drew inspiration from significant elements of Malaysia's history and culture.

"The tower's spire resembles the outstretched hand of Malaysia's first Prime Minister Tunku Abdul Rahman during the

The iconic Merdeka 118 Tower at 678.9m is the second tallest in the world.



declaration of Independence in 1957.

"Additionally, the facade of the tower is multi-faceted like the different facets of a diamond to represent the diversity of the people of Malaysia in unity."

As part of the strategy for Merdeka 118 to be a world-class benchmarked development, the tower is targeting triple Green Platinum ratings (LEED, GreenRE and GBI) as well as WELL Certification.

Green design innovations incorporated consist of under floor air conditioning system for all the 84 office floors and 100% rainwater harvesting from roof areas to the rainwater collection

tank in the basement.

Whilst noting the physical completion of the Merdeka 118 tower is a milestone in itself, the surrounding communities have also benefitted through various community-related programmes.

"The project is not an 'island' but an iconic landmark providing economic and social benefits to the surrounding communities, the city and the nation," noted Tengku Ab. Aziz.

The Council on Tall Buildings and Urban Habitat has recognised the Merdeka 118 Tower as the first Mega-Tall Building in Malaysia and the Second Tallest Building in the World on Oct 20, 2023.

Superstructure in the making

Tengku Ab. Aziz's vast experience and expertise in property development had provided him with a strong foundation to take on this mammoth project.

He believes that communication is key among his diverse team of professionals, both local and international, of which he has the utmost faith in.

"The whole journey was a never-ending quest of learning and sharing in overcoming the many challenges and demands towards the completion of the development," he said.

He said to fulfil the objective of building a megastructure required a diverse design principle and analysis evolving through frontiers of engineering.

"Several technical challenges were imminent which prompted the need for strategic planning, execution, monitoring and refinement. One key challenge is the foundation and structural system of the 678.9m-tall tower.

"The immense weight of the tower is supported by a foundation system consisting of bore piles which are 60m in depth and surrounded by sensitive heritage buildings, rail tunnels and educational complexes.

"To minimise the risks of ground movement, a 78m diameter cofferdam was introduced for localised deep excavation and installation of 2.2m bore piles into the ground."

He added that the well-thought out construction methodology had also assisted the superstructure's core to advance earlier than the rest of the adjoining structures.

The next challenge is the superstructure which needed to achieve a balance between harmony and safety, architecture, sustainability, human comfort, accessibility, maintainability and various mechanical and electrical system integrations.

"We have a team of experts assembled at the start of the design process to incorporate the best practices and make use of sustainable technologies to cater to the different needs of the tower.

"The mixed usage of the tower as well as duration of construction had also posed challenges to ensure the end product is up-to-date, meets market trend and adopts to changing consumer behaviour," he concluded.

MERDEKA 118

Celebrating Malaysia's pride and promise.

**A landmark for Kuala Lumpur,
an icon for the world.**

We welcome you to our nation's precinct.

We invite you to celebrate with us.

A PLACE OF CELEBRATION

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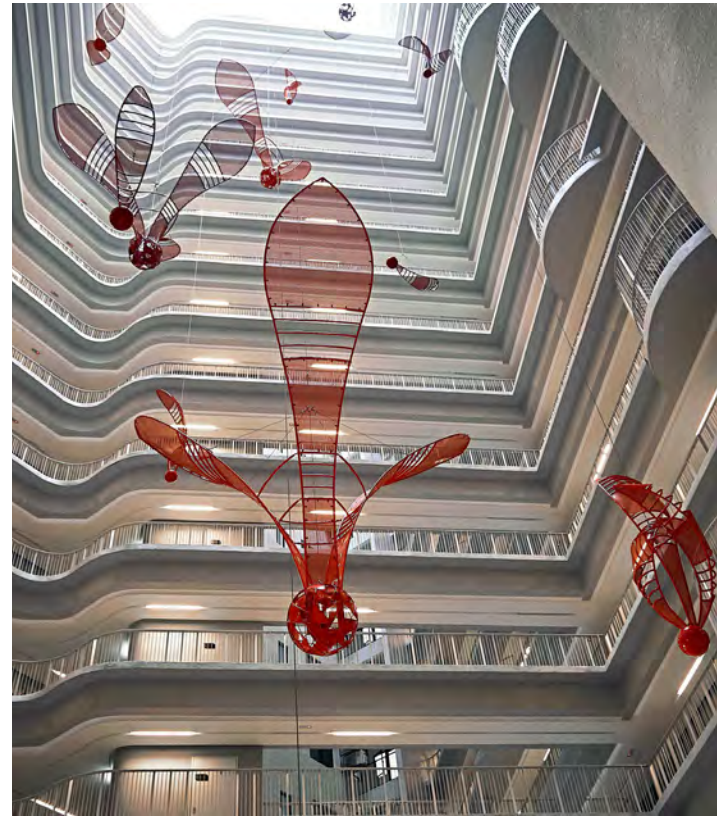
@merdeka118



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The main lobby is inspired by the gardens of Pandora from Avatar, elevating an ordinary waiting experience into a memorable one.



Parc3 hosts the Highest Hanging Sculpture in a Residential Building, certified by the Malaysia Book of Records.

Nature-inspired urban landmark

THE award-winning Parc3 @ KL South is a home designed by nature in every sense and aspect.

Nestled in the bustling neighbourhood of Cheras, Kuala Lumpur, this iconic residence offers a whole new realm of curated living experience.

Developed by Eupe Corporation Berhad, the building's wave-like structure mimics the fluidity of nature, creating an inspiring place-making identity for residents while setting new directions in urban sustainability.

Towering upward into 46 floors of sleek glass and steel, the 2.67-acre development merges urban living with nature using holistic architectural and lifestyle design.

Comprising 793 units of serviced residences, Parc3 weaves three innovative parks into its form and function to integrate the building with its parkland surroundings.

The extensive landscaping focuses on plant functionality, education and green immersion while interior spaces are crafted to re-establish connections and encourage togetherness.

Golden "fins" encircle the building while doubling as shades to deflect and reduce tropical heat on the building. Parc3 also has a passive cooling system designed into the building.

This nature-inspired landmark has been rightfully recognised with the Residential High-Rise Category at the prestigious Malaysia Property Award™ (MPA) 2023 by FIABCI Malaysia.

Sustainable urban living

Parc3 has been conceptualised not only to redefine the architectural and visual character of the emerging KL South precinct, but to elevate the mental and physical wellbeing of its residents.

"We think we have achieved the above, which along and together with a number of

lifestyle features and design innovations combine to make Parc3 a truly unique home," said Group managing director Datuk Beh Huck Lee.

He said a core principle in all of Eupe's projects is to create homes where residents can connect seamlessly with nature, as well as with each other, towards a distinctive 'green community.'

"This is important because of the many benefits for the long-term health and wellbeing of people living in large cities. We have deployed environmental and social sustainability frameworks into Parc3 in multiple ways.

"These include the passive cooling design which brings in natural air to ventilate and cool the building. It is designed as a 'Building That Breathes' to facilitate the intake of natural air through the grand central atrium and a single-loaded corridor to harness proper cross ventilation for the homes.

"Three parks are designed into the heart of the development, which gives Parc3 its name, complementing the 64-acre Taman Pudu Ulu Park directly across from the building.

"Parc3's Home Gardens, an innovative communal herb garden brings community, personal health and natural ecosystems together."

Back to nature

Two key garden concepts are intertwined; the first is the Cascading Gardens featuring multiple levels of parks and landscape that flow into each other culminating in the Central Park, Sky Park and Moonlight Deck.

The highlight is the Cascades and Forest Trail, a four-storey trail within trees and waterfall intended to soothe the senses and provide visual connection to the park outside.

The second is the My Home Garden concept. This comprises community gardens and urban



The iconic Parc3 offers a whole new realm of curated living experience.

farms where all plants are identified via QR codes and a herb garden that is harvested by residents for edible, health-giving plants.

This communal gardening space provides natural ecosystems for birds and butterflies while fostering community connections and social interactions.

Holding a greenRE gold score of 89.63%, Parc3's total green spaces cover 35% of its overall land area, more than three times the area required by planning regulations.

Connecting life and lifestyle

Residents get to indulge in more than 40-strong premium lifestyle facilities consisting of a

50m lap pool and wading pool, five levels of landscaped facilities and observation deck for 360-degree city views, open-air picnics and celestial gazing.

Glass-encased lattice structures, inspired by foliage and treehouses, are integrated into the architecture.

Suspended over the terraces are cantilevered glass pods – the Glass Play Treehouse and Glass Dining Treehouse which house the gym, function hall, business centres and the Celebrity Kitchen – aimed to recreate the childhood joys of playing in treehouses.

All spaces have been curated for relaxation and contemplation to connect and uplift, elevating daily living activities into memorable experiences.

Food, shopping, medical facilities, schools and public transportation are within walking distance or a short drive away.

Eupe has also built a covered walkway to the Maluri LRT station and installed solar-powered lights with a battery backup power of three days, a first in Malaysia!

Placemaking public art

Parc3 also hosts the Highest Hanging Sculpture in a Residential Building, certified by the Malaysia Book of Records. It's the centrepiece of a number of public art works that adorn the development to inspire and connect residents.

The Meranti sculpture hangs down the central atrium, spanning Levels 8-46, greeting residents when they open the door, providing a different vista from every floor.

The entire sculpture weighs about 2,000kg with 21 Shorea seeds which "fall" in the sculpture and "sprout" on the ground. This is to remind people the importance of "rising from every fall".

The Meranti is the world's tallest tropical tree, symbolising the achievement of great heights.

"Everything we have designed in Parc3 aims to elevate daily living experiences into memorable moments.

"Buying a home is the biggest investment that we make. So, creating lasting lifestyle value through innovative design and facilities is central to our approach," Beh enthused.

He said property development, be it building a complex high-rise unit or a more straightforward landed home, has always been a steep learning curve but a very rewarding one.

"Our motivation is to create a home of lasting quality and value for our buyers.

"This is what inspires us to continually improve and meet new challenges," he concluded.



Building Lifestyles, Building Trust



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MALAYSIA

CREATING MORE VALUE TO SHARE MORE VALUE

At Eupe we understand being a property developer is a **very important responsibility**. That's because we design and build **the most important asset in everyone's life - a home**.

That's why we're focused on **creating more lasting value** with all our projects - so we **share more lasting value with our buyers**.

With Parc3 @ KL South, we've strived to create a home that makes the **health and well-being of its residents the biggest priority**.

That's why we're proud that Parc3 has been recognised as the **Winner of the FIABCI Malaysia Property Award** for the **Residential High Rise category**.

Read more about our **award-winning approach to property development** at eupe.com.my



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Parc3
KL SOUTH

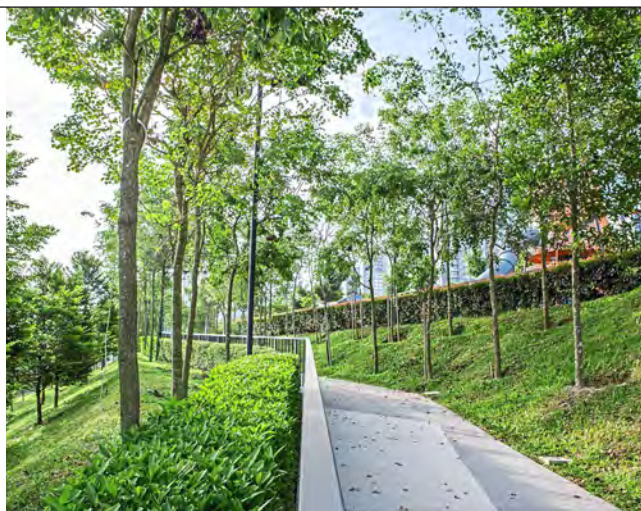
Parc3 @ KL South

The 50-metre Olympic pool where residents can unwind.

Parc3 hosts the Highest Hanging Sculpture in a Residential Building, certified by the Malaysia Book of Records. The Meranti sculpture is a symbol of achieving great heights.

Parc3 Moonlight Deck

Parc3 Celebrity Kitchen



(Clockwise from left) Summit Park's play area has three different zones; Summit Park's leafy trails for one to enjoy leisurely strolls or rejuvenating workouts; the dining and living areas of M Sinar's show unit; aerial view of Southville City.

Green heart of thriving community

WHEN greenery flourishes, so does happiness and well-being.

That is why parks and landscaped features are essential elements in Mah Sing's meticulously planned townships across the country.

It includes the landmark Southville City in Bangi, Selangor, which was designed as a suburban, tropical residential haven with benchmark-setting features in holistic modern living.

Sprawled over 428 acres, it is the group's largest integrated township development in the Klang Valley and provides a sustainable and safe environment for multi-generational families to thrive and grow.

A key feature is its 9.62-acre central park - better known as Summit Park - which has an abundance of plants native to Malaysia as well as dynamic activity spaces for all in the community.

It has just been crowned winner of the Environmental Category in the Malaysia Property Award™ 2023 by FIABCI Malaysia.

Summit Park has a 1.8km of walkways, jogging tracks and bicycle paths, offering fitness buffs of varying levels ample options for a good workout against a backdrop of verdant greenery.

Be it a leisurely stroll with family members, a training session for the next race or simply to burn off recent indulgences, the safe and secure environment means one can do it with peace of mind.

There are plenty of concrete benches scattered about the scenic park for users and their families to sit and rest on. Perhaps even enjoying a relaxing picnic or two.

And one can do so while watching the little ones have the time of their lives at the playground - where a 9.3m-high Rocket Tower stands as a landmark.

This is actually a multi-level slide and also designed with safety in mind. The playground and all its equipment are certified by the Playground Safety Association of Malaysia and can be used by children of various ages and abilities.

It uses contrasting colours of



Ong: Landscaping has always been part of our design DNA.

blue for flooring and orange for play equipment to help users with vision limitations and sensory disabilities easily navigate the area.

"Unveiled in March 2020, Summit Park is well-connected to the entire township and stands as its centrepiece. The lush natural flora and fauna add to its charm and underscore the beauty of Southville City.

"Landscaping has always been part of our design DNA and this award from FIABCI means a lot to us. It is testament to the ingenuity and commitment of the team in overcoming natural and technical challenges to create a space that the community will enjoy for generations to come," said Mah Sing's chief executive officer of property subsidiaries Benjamin Ong.

Rehabilitating the land

The site for Summit Park was originally barren land with poor soil quality.

Following thorough assessments and soil tests, the team came up with two main solutions - cluster planting and nitrogen-fixing plants.

The former involved planting trees in a wide area, after which the top soil is replaced. This technique encourages healthy competition among trees and promotes natural growth.

The latter saw the use of plants and shrubs like peanuts, which

add nitrogen to the soil when they degrade or decompose. This ensures the soil is properly treated and keeps it fertile for future plants.

Summit Park's natural landform was also a challenge. It was originally a very steep, engineered slope. Planting the peanuts helped stabilise the soil.

An interlocking block wall was then put in place about 1.5m in front of the slope area. Topsoil then went in, followed by the trees. All of this ensures long-term stability and negates risk of erosion.

Careful consideration was also paid to the selection of plants and trees. Native species which thrive in tropical weather were chosen, as they make upkeep more sustainable in the long-term.

This also results in a dense canopy, which helps lower ambient temperature and improves air quality - both of which enhances the area's livability for residents. The playground equipment would also be replaced or improved over time.

"We are committed to building better parks for the community and there will be several more to be developed within this township," Ong said of future additions, which are provisionally named Riverfront Park, Hill Park and Linear Park.

Besides the FIABCI award, Summit Park had earlier also won a Silver Award under The Edge Malaysia - ILAM Sustainable Landscape Awards 2023's Landscape Design Category.

A thriving community

Southville City is fast taking shape with residential properties both landed (Avens Residences) and high-rise (Savanna Executive

Suites, Cerrado Suites and Sensory Residence).

Phases 1 and 2 of Sensory Residence have recorded an amazing 100% take-up and are all sold out, just like the preceding Avens, Savanna and Cerrado.

There are also an opulent array of over 100 retail shops (Savanna Lifestyle Shops, Savanna Boulevard Shops and Cerrado Retail Shops) which were quickly filled up by well-known retail brands.

They include Mercearia Grocer, Mr. DIY, 99 Speedmart, 7-Eleven, MyNews, FamilyMart, Watson's, to name a few.

Joining them are popular F&B names such as KFC, Subway, Coffee Bean, MIXUE and many more. There are also clinics and education centres such as the Greenview Islamic International School and Q-dees.

All of these bring convenience to the community's doorstep, with most daily necessities within walking distance from home.

Another plus point is the township's easy accessibility. For those that need to commute for work or daily errands, there is direct access to and from the North-South Highway via the Southville City Interchange - putting the development just 19km away from the Kuala Lumpur City Centre.

For public transport, there is the Bangi KTM Station, MRT1 Kajang Station and MRT2 Putrajaya Sentral Station.

When fully complete, the township is anticipated to be home to a cosmopolitan population of around 69,000.

Shining proposition

The next launch in Southville City will be M Sinar, a freehold

high-rise residence with estimated prices of RM270,000 onwards. It is now open for registration.

Situated on a 5.77-acre plot, the project offers two distinct layout options - Type A with indicative built-up area of 550 sq ft and Type B measuring 868 sq ft - both coming with three bedrooms and two bathrooms.

They are ideal for modern urbanites, small families, students and academics alike, as their modern and functional designs can fit various lifestyle and interior design choices.

The development would also have a plethora of recreation amenities - such as a swimming pool, gym and playground.

There is 24-hour security. In close proximity to the development are Universiti Kebangsaan Malaysia (UKM), the German-Malaysian Institute (GMI), Hospital Pakar An-Nur Hasanah and KPJ Kajang Specialist Hospital.

Being in Southville City, M Sinar's future inhabitants would also get to enjoy Summit Park and various outdoor activities from hiking to birdwatching.

If that sounds like a desirable lifestyle, make an appointment to visit M Sinar's new show unit for a private preview, and comprehensive glimpse into the property's stylish aesthetics and features.

This is located at Mah Sing's Southville City Sales Gallery at Savanna Boulevard Retail, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor.

Opening hours are 10am to 8pm daily.

For more information, call 03-92120199 or visit M Sinar's website at www.southville-city.com/m-sinar/.





Southville City

MALAYSIA PROPERTY
AWARD 2023

WINNER OF
ENVIRONMENTAL
CATEGORY

A SUMMIT HAVEN.

Engage with the lively narrative of the wilderness at Summit Park. Located a walk-away from Southville City, Bangi - it is the perfect escapism to nature. With every step taken at our winding trails & pathways, its scenes ever-changing, making every glance a captivating experience.

Enjoy this scenic view from the upcoming high-rise, M Sinar.
Register Now.

Actual Photo

MahSing

 **Southville City Sales Gallery**
E-G-01, Savanna Boulevard Retail,
Jalan Southville 2, Southville City,
43800 Dengkil, Selangor.
Opens Daily: 10AM - 8PM

Reinvent Spaces. Enhance Life.

03 9212 0199
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A Triple volume Grand Lobby to welcome you home.



The Estate is equipped with five pools.

A timeless all-inclusive home

A LIVING piece of art by boutique developer Bon Estates, The Estate @ South Bangsar embraces you with the promise of an unparalleled perspective on how luxury living should be.

Prestige knows no bound at this landmark address where an A-list lifestyle is yours to command. Merging opulence with functionality, every detail is meticulously designed to offer a bespoke experience.

This pinnacle of modern holistic living sprawls 3.68 acres with two soaring 45-storey towers featuring 328 stunning residences. With only four corner units per floor, the 'bungalows in the sky' are sized from 2,346sq ft to 7,197sq ft.

True to its tagline a "100-Years Home", The Estate was conceived to deliver timeless value and appeal for generations of families to come together.

The development unites the use of natural elements with current technology and amenities to create living spaces that radiate balance, longevity and warmth.

Built upon the philosophies of harmoniously intelligent design, the cleverly crafted homes feature energy-effective design and sustainable materials.

Wake up to panoramas of the Bukit Gasing Forest Reserve, experience comfort and convenience with four side-by-side car parks per unit and a host of impeccable facilities.

An exclusive and indulgent lifestyle begins now at The Estate, which has been bestowed with the prestigious Malaysia Property Award™ (MPA) 2023 by FIABCI Malaysia (Residential High-Rise Category).

Eco-modernity at its finest

The freehold The Estate boasts immaculate luxury, unrivalled amenities and superior services for the discerning. The commitment to excellence permeates every aspect in delivering the lifestyle you deserve.

"We did an in-depth market study which showed an oversupply of smaller units when we planned for The Estate.

"There wasn't many family-sized condos above 2,000sq ft apart from The Park Residence which was leasehold, thus making our product a truly unique offering in the area," elaborated Bon Estates CEO Chan Jin-Wy.

He said there are eight units of



The Estate embraces residents with boutique luxurious living.

typical duplex penthouses and four distinct Skyhouse designed on a single floor plate, making The Estate the first of its kind in South Bangsar.

Each floor has only four units, each designed as corner lots with majestic city or forest views, magnificent high ceilings, an open plan layout, a generous balcony, cleverly efficient use of space, and premium finishings.

The residences are installed with low emission windows facing east and west, along with shades that feature deep overhangs and concrete shear walls on sides facing the sun to keep your home cool and save electricity consumption.

Serviced by five lift cars, every spacious unit with four to five bedrooms has its own dedicated lift lobby and keyless entry for utmost privacy and security.

Residents also have the option of dual-key homes for multi-generational living as well as a limited number of capacious penthouses. Typical duplex unit ranges in size from 2,346sq ft to 3,474sq ft.

Chan enthused that The Estate was launched at RM630 psf, and



Connect with Mother Nature at your very own outdoor sanctuary.

as of Jan 2024, it is transacting at RM1,100 psf with no sign of slowing down.

Boutique luxury living

The Estate offers a level of exclusivity and privacy that is unparalleled in the South Bangsar market.

"This sense of luxury and distinction appealed to our targeted demographics of buyers who value premium living experiences.

"The concept was inspired by

the vision to create a serene green sanctuary within the bustling urban landscape of Kuala Lumpur.

"Recognising the scarcity of large family-sized homes in this sought-after community, The Estate which goes beyond mere square footage, was designed to fit nicely into this niche," said Chan.

He added that each unit is meticulously crafted to offer versatile living spaces that adapt to the diverse needs and aspirations of its residents. This flexibility

allows dwellers to personalise their environments, fostering a sense of ownership and individuality.

Nature is seamlessly integrated into this show stopping development, with the neighbouring Bukit Gasing forest serving as a constant source of inspiration.

The intricately designed greenery permeates throughout the project, creating a harmonious blend of urban sophistication and natural beauty.

The terraced vegetation around the 300m Lake Walk provides an authentic natural ecosystem. From the leafy main pool area to the beautifully landscaped gardens, residents are enveloped in a tranquil oasis amidst the hustle and bustle of city life.

Capturing the pleasures of a convenient and connected lifestyle, The Estate offers a multitude of resort-styled recreational facilities and shared spaces promoting community interaction.

These include five swimming pools; two sky pools for each tower, lap pool, family pool and kids' pool, a 3,000sq ft gym, Sky Dining, sauna, Tea Garden, games room and a cafe.

The Estate is well accessible via a good network of roads and public transportation, and is within close proximity to essential amenities and infrastructures.

About Bon Estates

Inspired by the Tibetan culture of BON, which celebrates the unity of the five elements, this dynamic Malaysian property developer is driven by a passion for design innovation and a strong desire to elevate lifestyles.

The company approaches property development from the perspective of craftsmen, shaping living concepts into reality with quality, beauty and detail as priorities.

Dedicated towards the creation of exceptionally well-balanced homes and lifestyles, the developer invests equal focus on the purpose of space, carefully curating environments that connect with dwellers in meaningful ways.

This philosophy is exemplified in its flagship project, The Estate, which was successfully completed and delivered to buyers in 2021.



Actual Photo – Entrance Statement

THE ESTATE

SOUTH BANGSAR

Class and distinction in every detail.
The Estate crowns Bon Estates
with its maiden FIABCI Award win,
in recognition of our commitment to
Living Well-Crafted and timeless sophistication.



FIABCI MALAYSIA PROPERTY AWARD 2023:
Residential High Rise Category
WINNER

Developer

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57, Jalan Penaga, Bangsar
59100 Kuala Lumpur, Malaysia
T. +603 2202 6566 W. BonEstates.com



Malaysia Developer Awards 2022
– Winner of the Rising Star Award

THE ESTATE
SOUTH BANGSAR

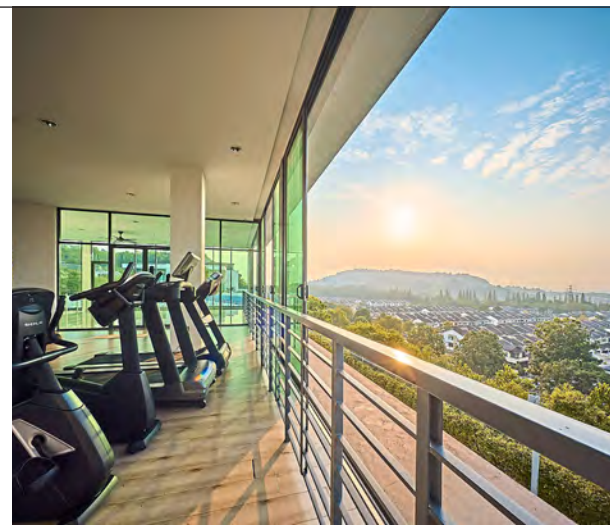
Winner of The Edge Malaysia
Best Managed & Sustainable
Property Awards 2023



The greater Seremban 2 township includes commercial amenities and two recreational parks, Hill Park and City Park which allow residents to be inspired and rejuvenated by nature.



The award-winning Saujana Duta is an ambassador of luxury living in Seremban.



Saujana Duta's clubhouse, The Hilltop Recreational Villa, boasts facilities like a well-equipped gym.

An ambassador of luxury living

LIFE is always a breeze when you live in an elite hilltop neighbourhood like Saujana Duta in Seremban 2, Negri Sembilan.

Perched 400ft (122m) above sea level, this eco-luxe sanctuary by IJM Land brings plush comfort, refreshing perspectives, smart convenience and sense of wonder to every day.

Each of its 199 units of two and three-storey bungalows and semi-detached homes were meticulously crafted to offer the best elements of luxury living expected by discerning home-owners.

Coupled with a plethora of modern amenities, wide open parks and comprehensive infrastructure, it was a place that everyone dreamed of calling home.

It now stands as one of the most desirable addresses in Seremban 2 and indeed, all of Negri Sembilan. A lasting and lofty testament to a vision that was truly ahead of its time.

Which makes it a worthy winner in the Residential Low-Rise Category of the Malaysia Property Award™ 2023 by FIABCI Malaysia.

“Saujana Duta has truly lived up to its name as the ambassador of luxury living in Seremban, elevating quality of life for many.

“It is a shining example of our commitment to build what really matters to homebuyers of today and tomorrow, and create new value in every project we embark on through innovation.

“We’re especially proud to win this prestigious accolade and look forward to competing with the very best globally in the FIABCI World Prix d’Excellence Awards 2024 later,” said Datuk Wong Tuck Wai, CEO of IJM Land Berhad.

Elevated premises

When IJM Land launched the RM486mil Saujana Duta in May 2013, its flagship 3,800-acre Seremban 2 was already a thriving, multi-award winning township 18 years in the making.

The greenfield project would be the township's very first luxury hilltop phase - and also the one and only luxury hilltop low-rise development taking place in all of Seremban at the time.

It started with Phase 1, comprising 116 semi-detached homes and 8 bungalows. These were completed and handed over to their happy new owners in May 2015.

Phase 2 with the remaining 75



Aerial view of Saujana Duta, illustrating how units are arranged in cascading fashion ascending the incline.

bungalows was launched in September 2014 and completed exactly two years later in September 2016.

Built-ups of the homes range from 4,038sq ft to 7,060sq ft. They have been well received and only limited units are still available.

Beyond units' stylish modern designs, Saujana Duta has many factors going for it:

– High profile, low density: With only 199 units spread across 38 acres, it has a very low density of only five units per acre. To date, it is still one of the lowest density communities in Seremban 2.

– One step ahead: Beyond its premium finishings and fixtures, Saujana Duta's homes are also future-ready and sustainable. Every unit has smart home eco-systems for automated control of lights, temperature and security, as well as green features that include solar power and rainwater harvesting systems. They are also internet-ready and were the first in the township to be equipped with optical fibre infrastructure which can be up to 20 times faster than regular cables.

– At one with nature: The surrounding 30-acre Hill Park gives residents plenty of chances to be inspired and rejuvenated by nature with like minded neighbours. Facilities here include viewing gazebos, a children's playground, jogging track, adventure zone, picnic pavilion and kite-flying lawn.

There is also a Dinosaur Park, populated with over 700 trees preserved from the original site and those transplanted from

other sites in Seremban 2. This green lung also keeps the ambient temperature in the area cooler and the air fresher.

– Safe and secure: Built on naturally elevated ground, the enclave is innately private and has 24/7 security with CCTV surveillance. The surrounding Hill Park adds an extra layer of natural security.

– Unmatched perspectives: From its vantage point, Saujana Duta overlooks all of Seremban 2, with clear sightlines of the Seremban city skyline as well as the Titiwangsa Range's hilly greens to the east.

– Distinctive forms: To maximise the scenic views from each home, Saujana Duta's units are arranged in a series of platforms ascending the incline. These terraces are intersected by tree-lined avenues to create an iconic cascading profile.

– All-inclusive community: Perched dramatically on the hill's edge is Saujana Duta's clubhouse, The Hilltop Recreational Villa. A convenient 10-minute walk from every home, this residents-only facility boasts resort-style facilities that include a 50m infinity pool, gym, 1.7km cycling and jogging track, resident's lounge, function rooms, themed gardens and lookout points.

– Well-connected: Saujana Duta is just a 45-minute drive from Kuala Lumpur City Centre and both KLIA 1 & 2. It is also highly accessible via Seremban 2's main arterial road and enjoys direct access to the area's commercial centres and amenities including Bandar Ainsdale, as well as the

Seremban tolls, old Seremban city and beyond.

The sky's the limit

Following on the success of Saujana Duta, IJM Land launched ViO Banj'ran - in nearby Seremban 2 Heights - in January 2024.

Offering similarly breathtaking mountain views, it sprawls over 13 acres of prime low-density real estate positioned approximately 480ft (146m) above sea level.

There will be 40 bungalows, each designed as a contemporary masterpiece for multi-generational living. They blend sophistication with functionality, and feature premium luxury living amenities, advanced security, and easy access to various daily conveniences.

The RM183mil development has attained provisional GreenRE gold rating in the residential category.

After the new benchmarks pioneered by Saujana Duta in the area, ViO Banj'ran is set to elevate things further with its quiet luxury and sustainable development practices.

The self-contained Seremban 2 is currently about 70% complete and has a population of around 62,000 residents.

Seremban 2 Heights, which sprawls a further 1,500 acres alongside it, provides residents with similarly easy and convenient access to all essential amenities such as schools, business parks, shopping and entertainment centres, food and beverage outlets, financial institutions,

healthcare facilities and more.

Together, both master-planned townships are set to be the driving force behind the rapid growth of the Greater Klang Valley for decades to come.

Datuk Wong Tuck Wai added - “IJM Land is proud to be a part of the Seremban 2 community, as our aim has always been to develop a close knit family where relationships not only blossom but last too.

“Many existing and satisfied customers choose to continue their relationship with us as the preferred and trusted property developer when they seek more sizeable properties, upgrade to higher-end products or look to expand their investment portfolios.

“This speaks highly of the unique lifestyle, well-crafted environment and sense of community that we've created.

“Having played a big hand in nurturing this township for almost 30 years now, Seremban 2 is nothing short of a place called home. It's a powerful indication that we have built it right.

“We're proud of the positive impact achieved by Saujana Duta in raising benchmarks for the built environment, which has been a distinctively IJM ethos for the past, present and future.

“Our success has always been built on a strong belief in creating sustainable communities and delivering quality, innovative products that meet the aspirations of homeowners and investors.”

For more information, visit <http://seremban2.ijmland.com>.

SEREMBAN 2



A
Crowning
Jewel

Seremban 2, an award-winning township renowned for its commitment to excellence, adds another jewel to its crown with the triumph of Saujana Duta.

This achievement solidifies IJM Land's reputation as a beacon of urban development, where sustainable living and community integration thrive.

Every accolade we receive serves as a humbling reminder and motivates us to elevate the standard for township development through innovation and collaboration, aiming to create a brighter future for all.



Malaysia Property Award™ 2023
SAUJANA DUTA, SEREMBAN 2
WINNER, Residential Low Rise Category

Photo credit: **Chua Bing Guan**
Winner of IJM photography competition

IJM LAND BERHAD 198901010104 (187405-T)
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Championing sustainability and urban biodiversity

THE key to progressing sustainably is for new developments to adopt landscape strategies that prioritise biodiversity conservation and restoration.

That was what Sime Darby Property (SDP) had in mind when setting up the Elmina Rainforest Knowledge Centre (ERKC) at its City of Elmina (COE) development in Shah Alam, Selangor.

Positioned as the “Gateway to Malaysia’s Natural Heritage”, it is a one-stop facility that promotes environmental education, conservation, research and development, eco-tourism and other green activities - with the ultimate aim of increasing public environmental literacy and making nature accessible to all.

ERKC was established in partnership with the Tropical Rainforest Conservation and Research Centre (TRCRC), a Malaysian non-profit organisation, and commenced operations in October 2020.

Occupying approximately 3.5 acres within the 300-acre Elmina Central Park - the main building of ERKC features an open exhibition/gathering area which can host everything from workshops to hands-on interactive classes for the community, while the adjacent Elmina Living Collection Nursery (ELCN), currently holds 36 seed beds and has the capacity to germinate up to 100,000 trees.

Both the ERKC and ELCN play a pivotal role in SDP’s efforts to create an urban biodiversity corridor in COE to promote nature conservation among urban communities and enhance human well-being.

“The core philosophy for COE was the integration of nature and wellness into every aspect of residents’ lives. In line with our Purpose to be a Value Multiplier for People, Businesses, Economies, and the Planet, this environmental initiative is fundamental in the way we plan our parks and green spaces, emphasising community involvement and awareness of working with NGOs to restore green spaces and promote healthy soil,” said Sime Darby Property’s group managing director Datuk Azmir Merican.

Azmir highlighted that with urban communities globally getting increasingly disconnected from nature in recent years, it was imperative that developers play a role in reversing that trend.

“Facilities like ERKC provide invaluable spaces for the community to engage in impactful nature conservation activities, educate younger generations about the importance of nature and also serve as a hub for research and co-working among forestry NGOs and related bodies,” he said.

“This allows the public to better comprehend urban biodiversity and why it matters. Especially in a country like Malaysia which is blessed with abundant natural heritage. Creating such connections between communities and nature can ultimately enhance people’s lives and well-being, as well as the overall health of the planet.”



The award-winning Elmina Rainforest Knowledge Centre (ERKC) in City of Elmina, Shah Alam, Selangor.



Azmir: Building sustainable townships while nurturing healthy communities and ecosystems should be the way forward for property developments because it would in turn inspire residents and the public to care about and protect the environments they are living in, for a better future.



Students learning about biodiversity and why it matters, at ERKC.

This was what made ERKC a standout winner in the Environmental Category of the Malaysia Property Award™ 2023 by FIABCI Malaysia.

Reforestation and connecting our parks

To date, ERKC has managed to nurture a total of 187 species of plants, comprising 35,000 seedlings and 10,000 tree saplings.

These are grown and stored at the Elmina Living Collection Nursery (ELCN), a specialist tree nursery and genetic storage site catered to the production and conservation of up to 100,000 native trees - including species categorised as ERT under the International Union for Conservation of Nature’s (IUCN) Red List.

TRCRC’s team would survey various forest reserves and private lands to look for parent trees and signs of flowering or fruiting, before organising expeditions to bring seeds back to the nursery.

They are then germinated and kept as seedlings at ELCN until they are ready to be replanted back in the wild to support new ecosystems and restore existing habitats.

The process provides a sus-

tainable and continuous supply of native and ERT plant species for SDP’s reforestation efforts within COE and its many other townships across the country.

Many of the seedlings and saplings grown at ERKC have also been taken to other areas of Selangor for conservation efforts. Over a thousand have already been planted near the Klang Gates Dam along the Klang River so far.

This has put SDP well on track to achieve its objective of planting 50,000 IUCN red-listed trees by the year 2030.

To date, it has planted over 59,630 trees within COE, with some 10,265 of them being from ERT species.

“TRCRC’s expertise in rainforest conservation and research complements our mission to enhance community awareness on the benefits of co-existing with nature.

“Such collaborations can aid the plight of the Malaysian rainforest and hopefully make its conservation more accessible for people to participate in,” Azmir said.

To further that goal, the developer also established the “Friends of ERKC” community interest group which partners with TRCRC to run various biodi-

versity education programmes and activities.

This includes tree planting sessions, bird watches and botanical walks, all of which increase public knowledge on environmental issues and provide individuals with guidance on how to make meaningful contributions to conservation efforts.

Friends of ERKC also serves to educate communities about ERT species cultivated on-site, spark interest in all things nature, and celebrate the unique plant and bird species found in COE.

The community programmes run by TRCRC at ERKC has benefited over 10,000 members which includes students, educators and various corporate and authority bodies.

Nurturing well-being

COE is the first themed development in Malaysia to embrace the concepts of “wellness and liveable city” in a holistic manner.

The sprawling, 6,500-acre master-planned design takes into account community wellness, environmental wellness, intellectual wellness, family wellness, occupational wellness, physical wellness, emotional wellness

and mental wellness - to create a haven where individuals and families alike can embrace the wholeness of life.

Strategically set 20km west of Kuala Lumpur along the Guthrie Corridor Expressway (GCE), COE is expected to have a total population of 150,000 when fully completed.

The centrepiece of the development is the 300-acre Elmina Central Park, which comprises six sub-themed parks namely, the already-completed Community Park and Wildlife Park, the Urban Park, Forest Park and Sports Park which are currently under construction, as well as the Arts and Cultural Park that is set to kick off in the near term.

“The demand for green spaces in cities has never been greater. After the pandemic, the desire to live in well-planned environments with easy access to nature has increased tremendously, in some way, it redefines true luxury,” said Azmir.

“Urbanites are also becoming increasingly aware of the global environmental crisis and are more conscious of the brand choices that they make.

“We hope this collaborative approach to address environmental concerns would inspire other property and real estate players to think conscientiously about environmental conservation,” said Azmir.

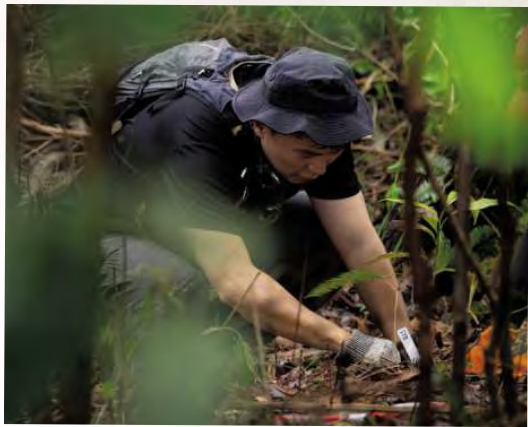
“Building sustainable townships while nurturing healthy communities and ecosystems should be the way forward for property developments because it would in turn inspire residents and the public to care about and protect the environments they are living in, for a better future.”





Property

GROWING TOMORROW'S FORESTS TODAY



Conservation Programmes

Promote rainforest conservation and involve communities in environmental rehabilitation at Elmina Urban Biodiversity Corridor.



Elmina Wildlife Watch

Baya Weavers are social and gregarious birds and were spotted at Elmina Central Park.



Elmina Rainforest Knowledge Centre (ERKC)

A hub to promote forestry research, conservation, education and recreation.

A one-stop-centre for forestry research, conservation and education.

Sime Darby Property is proud to announce that its sustainability excellence has been recognised at the prestigious FIABCI Malaysia Property Award 2023. Its pioneering Elmina Rainforest Knowledge Centre in the City of Elmina was crowned the Winner in the Environmental (Rehabilitation/Conservation) category for its contribution to conserving natural environment.

This outstanding achievement is testament to our unwavering commitment to environmental conservation and sustainable development, as well as our aim of creating communities that flourish and co-exist harmoniously with the environment.

Images taken at Sime Darby Property's City of Elmina township. Photos: Izereen Mukri, Ecologist

Elmina Rainforest Knowledge Centre

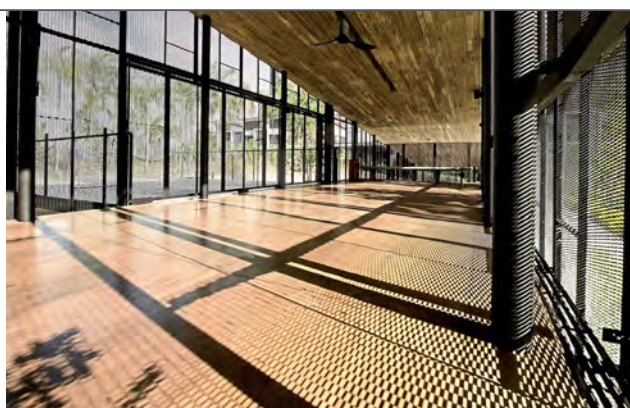


Sanctuary for Conservation Excellence
At Elmina Rainforest Knowledge Centre, our commitment to preserving and rehabilitating our precious ecosystems echoes louder than ever.

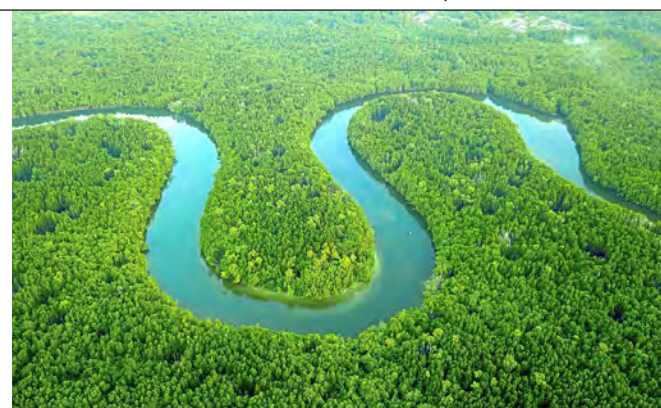




Sunway GEOLake Residences offers multigenerational residences for seamless living.



The stunning conservatory for communal use at Sunway GEOLake Residences.



The majestic 7km Pendas River that winds across Sunway City Iskandar Puteri.

Building towards sustainable and holistic living



Artist impression of Sunway City Iskandar Puteri, which is Sunway's largest township in Johor.

HOLDING steadfast to its vision as a Master Community Developer, Sunway Property is renowned for its integrated sustainable communities, with its flagship township Sunway City Kuala Lumpur being one of Asia's top smart sustainable cities.

The company's unique Build-Own-Operate (BOO) business model powers its ability to continue being part of the community where it operates, delivering lifelong and sustainable growth so future generations can thrive.

For Sunway Group, which is celebrating its 50th anniversary, sustainability is a key cornerstone, having embraced the 17 United Nations Sustainable Development Goals.

The first in the nation to implement internal carbon pricing framework and introduce a Green Lease Partnership Programme, the company had pledged to achieve net zero carbon emissions by 2050.

Sunway Property also fulfils UNSDG 11-making cities and human settlements inclusive, safe, resilient and sustainable.

"Our guiding blueprint is the Sunway Design and Development Architecture (SDDA) which ensures unrivalled Sustainability, Innovation, Health & Wellness, and Lifestyle & New Experiences in each of our projects, particularly our Signature Homes.

"As innovators in the real estate industry, Sunway employs a continuous process that incorporates six key inputs into our SDDA approach.

"The process includes listening to our buyers, our DNA, co-creation, notes from past projects, feasibility studies and considering what's relevant," elaborated managing director Sarena Cheah.

With a focus on meeting the needs and desires of consumers, she said their developments combine the elements of SDDA to deliver an unparalleled living experience that is healthier, sustainable and holistic.

She explained that the SDDA is a collective effort that extends beyond products and involves every member of the company regardless of their job scope.

"Sunway also listens to and 'co-creates' with our buyers, aligning to our identity as a living community serving another living community.

"It is through this collaborative approach that we ensure the holistic implementation of SDDA principles across our organisation," she said, adding that the company also has three guiding values as a Master Community Developer.

- We Care, We Stay With You For Generations

- We Build And Deliver More Than Just Homes

- We Co-create For The Future

Sunway Property was recognised for its winning formula once again at the Malaysia

Property Award™ (MPA) 2023 by FIABCI Malaysia where it won in both the Masterplan and Residential High-Rise Category for Sunway City Iskandar Puteri and Sunway GEOLake Residences respectively.

"We are thrilled to celebrate this incredible double win, which marks our 8th and 9th FIABCI awards. These wins come at a special time as we celebrate Sunway Group's 50th anniversary, when we look back at how far we have come this past half-century, and look forward to building an even brighter future in the decades to come.

"We attribute these achievements to our communities that continually inspire us and drive our ongoing commitment to invest in the development of sustainable and forward-thinking communities," enthused Cheah.

Sunway City Iskandar Puteri (SCIP)

Nestled in the heart of Iskandar Puteri, Johor, SCIP has blossomed into a thriving urban haven. This "Nature's Capital City" seamlessly integrates nature with the convenience of a modern city. As Sunway Group celebrates its 50th anniversary in 2024, SCIP marks a significant milestone - its 10th anniversary.

"Sunway City Iskandar Puteri stays ahead of the curve, anticipating future needs and aspirations. This forward-thinking approach ensures a city that caters to even the unspoken desires, creating a vibrant environment where residents can truly live and thrive," said chief executive officer of SCIP, Gerard Soosay.

Spanning over 2,000 acres,

SCIP draws inspiration from the success stories of its predecessor, Sunway City Kuala Lumpur. It embodies the seven hallmarks of Sunway, incorporating commercial, residential, retail, hospitality, education, medical, and entertainment components.

Blessed by the natural beauty of the natural site, SCIP's master plan draws inspiration from the majestic 7km Pendas River, mangrove reserve, Sunway Emerald Lake, the lush hilly terrains within and around the development and the breezy coastal shorelines.

With mother nature surrounding the township, sustainability is ingrained in SCIP's DNA. The township champions green initiatives like recycling centres, monthly Pendas River water monitoring, and fish release programs. Taking a step further, SCIP designs its built environment as green buildings. Sunway Big Box itself is equipped with 3.5MW solar panels that's equivalent to 17,000 trips around Peninsular Malaysia via an EV car.

On the livability aspect of the township, Sunway City Iskandar Puteri caters to people from all walks of life.

The first development in SCIP is Sunway International School - as education is close to Sunway's heart. The township then expanded to a Chinese government school SJK (C) Cheah Fah that's fitted with international school level facilities. Soon to join this lineup are 42 Iskandar Puteri (free coding school) and Sunway TES JB (accounting school).

Its residential component boasts a diverse range of homes, ranging from landed properties to high-rises, with the recent

Sunway Aviana (landed property) achieving more than 95% take-up rate for its Phase 1 and Phase 2 - a testament to Sunway's ability to cater to market demands.

The recently opened Wisma Sunway Big Box smart office tower has already secured notable tenants like NEC Malaysia and the Iskandar Regional Development Authority, achieving more than 60% occupancy within a short span.

For recreation, X Park Sunway Iskandar is the go-to place for fun-filled outdoor activities, including Go-Kart, flying fox, and many more. Adding on the entertainment value, the township will also introduce a multipurpose circuit that will establish itself as a motoring tourism hub in the region.

Retail and hospitality options abound with Sunway Boulevard 88, Sunway Citrine Hub, Sunway Big Box Retail Park, and Sunway Hotel Big Box. The hotel's proximity to Legoland and its recent "Excellent" rating on TripAdvisor solidify SCIP's appeal to both long-term residents and tourists.

For security, SCIP provides a 24/7 auxiliary police force and CCTV systems installed within the township. Additionally, a centralized command center is being built, further strengthening security measures.

Recently, the township has taken its first step into the industrial sector with the announcement of Equalbase Sunway 103° Free Commercial Zone. An RM8 billion GDV development, 103° is set to bring at least 13,000 job opportunities to those residing in Johor.

Looking ahead, SCIP plans to introduce beloved components from Sunway City Kuala Lumpur

and Sunway City Ipoh. A medical-educational hub featuring Sunway Medical Centre and Sunway University will complement the existing offerings, solidifying SCIP's vision of a complete "live, learn, work, and play" destination.

Sunway GEOLake Residences

Sunway GeoLake Residences is a sustainability-focused, integrated development built and managed sustainably on rehabilitated mining land.

The multigenerational residence is seamlessly connected within Sunway City Kuala Lumpur via dedicated walkways and EV buses (BRT) to world-class education, healthcare, retail and leisure facilities, all within a 15-minute city.

Enriched with sophisticated living spaces, rich greenery and lavish resort facilities, this low-density project offers 420 condominium units in a single tower and 44 townhouse homes across 6.49 acres of prime land.

Tailor-made for modern families, the residences range in size from 883 sq ft to 3,035 sq ft, with each unit featuring layouts that maximise functionality and spacious living to ensure residents enjoy the optimal comfort of their homes.

With stunning views of Sunway City Kuala Lumpur and a 28-acre lake, Sunway GEOLake Residences is GreenRE Gold certified, emphasising energy and water efficiency, environmental protection and indoor air quality.

The facilities floor at Level 1 includes indoor recreational spaces, an indoor play area, community hall and fitness centre while at Level 44, the facilities deck with its floor-to-ceiling windows provide natural daylight for yoga as well as a sky deck for social gatherings.

The inspiring outdoor landscapes are dotted with a dragon walk playground, maze running park and lifestyle pools, among others.

There is also an urban farming community garden to encourage farm-to-table practices and promote eco-conscious and healthy living, earning Sunway GEOLake Residences the distinction of being the first-ever development in Malaysia with its very own urban farming community.

To top it off, the development is equipped with elderly-friendly facilities providing easy access for wheelchairs and strollers, making it the ideal home for all generations.

Sunway GEOLake Residences has also added to its cap other prestigious accolades such as The StarProperty Long Life Award and a commendation at the Persatuan Arkitek Malaysia (PAM) Awards 2022 in the Multiple Residential High-Rise Category.

SUNWAY[®] PROPERTY

Master Community Developer



TWO FIABCI WINS

for Sunway Property at the
FIABCI Malaysia Property Award™ 2023



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SUNWAY[®]
PROPERTY
Master Community Developer



Master bath with a view.



Every window frames a view.



Reading lounge bathed in natural lighting.

Charming escape in nature's embrace

AROUND the world, hills have long been regarded as places to escape the hustle and bustle of life.

Whether it is the crisper air, majestic vistas or untouched natural beauty, the lofty locales can bring one a sense of rejuvenation and upliftment.

Penang Hill is a great example - having been used by colonial gentry seeking refuge from the heat of the tropical lowlands from the early 19th century onwards.

They initially built rudimentary bungalows made of wood and bamboo, with water drawn from natural springs and only oil lamps or candles for lighting. Reaching the top was no easy task either, with journeys on horseback or coolie-manned carriages taking up to two hours each way.

Yet fascination with "the great hill" as it was popularly known, steadily grew. This led to the construction of the funicular railway in 1923. With that, came a new wave of modern residences.

Among the earlier was Eythrope, built by Edward Bulford and completed in 1929. Nestled on the hill's eastward-facing slope at a high elevation, it overlooked the island's eastern seaboard.

During the Second World War, the bungalow and many others along the Summit Road were commandeered by Japanese forces and used as getaways for high-ranking officers and VIP guests. After the end of the conflict in 1945, the property was swiftly reclaimed by Allied authorities and returned to its original owner.

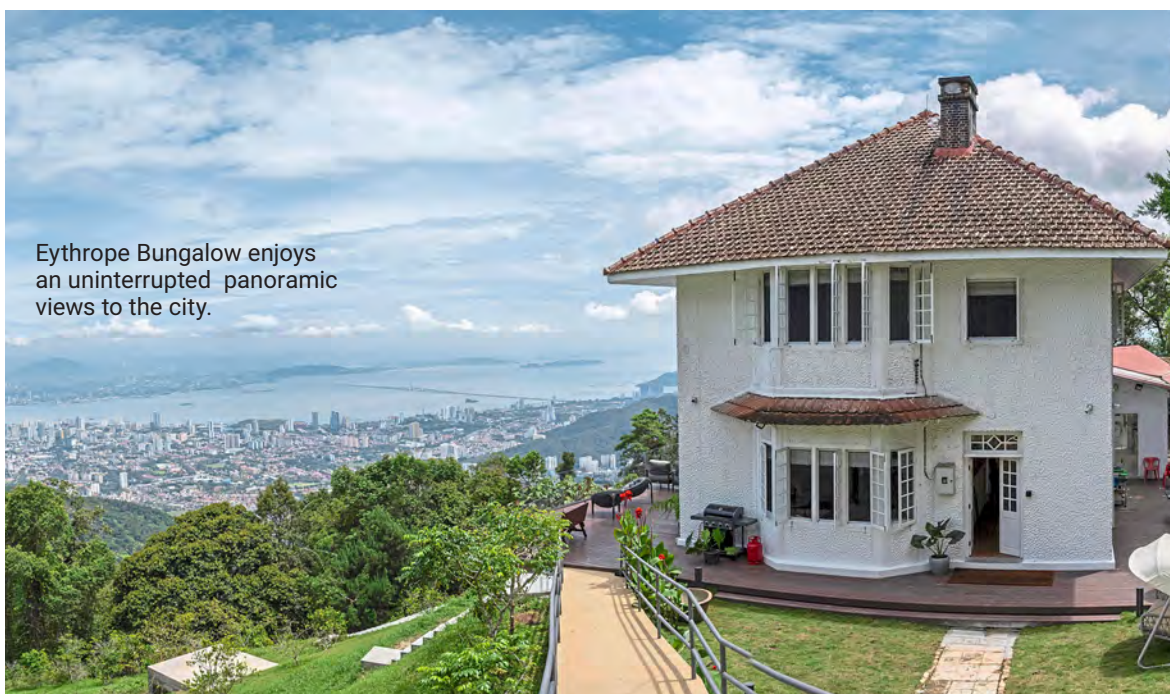
Bulford's wife, Ida Margaret May Bulford, eventually sold it to Datuk Saw Choo Theng and Tan Sri Saw Seng Kew for the sum of \$70,000 Straits Dollars in 1951.

The art deco-inspired property has been with the Saw family ever since. They used it as a treasured retreat for decades. But they only spent about a month each year in Eythrope. And with the property getting rundown over time, a decision was made to renovate and modernise the house.

Being a Category 2 Heritage Building that possessed significant architectural qualities in its exterior and interior, the renovation and interior design had to be sensitive and measured.

Work started in 2021 and was completed two years later. It reopened in late 2023 as a luxury boutique hotel.

"We wanted to share what the family had enjoyed over the years with more people from not only Penang, but also around the world," said Mark Saw, Choo



Theng's grandson.

The new Eythrope retained most of its original features and character - but added plush modern comforts for present-day visitors. And those who have spent a night, have waxed lyrical about the unique experiences they enjoyed and the memories they created.

The bungalow now stands as a testament to how an empathetic touch can breathe a second life to an aging heritage building.

This was recognised with a win in the Heritage Category of the Malaysia Property Award™ 2023 by FIABCI Malaysia.

A special house on the hill

In his book *The Bungalows of Penang Hill*, author Mike Gibby posits that the property was named after a village called Eythrope in Buckinghamshire, southern England.

The word "eyt" likely came from the Old English word "eyot" which meant a small island in a river. And there certainly is a small island in the River Thame near where the village is located.

Meanwhile, "thorpe" is Old English for a small hamlet or village, which over time was corrupted to "thrope".

"So, a logical explanation of the name could be - a small hamlet near the islet in the river.

"After Ida Bulford sold the bungalow to my grandfather and

granduncle, they went back to Dorset and gave the same name to their house there," Mark shared.

A name alone would not mean much had the building been stripped of its original character. Which is why the Saw family sought out an architect known for her work in the field of adaptive reuse of heritage buildings in her native Penang and beyond.

Award-winning architect Tan Bee Eu, founder of BEu Tan Architect BETA, was struck by the homely vibes and strong sense of place upon her first visit to the bungalow.

She realised then, the best approach was to adopt an honest design expression, by allowing the bungalow to be herself and echo the happy memories it brought to its two owners' families over the years.

"Renovation was carried out consistent with heritage building guidelines to restore and reinstate the original characteristics of the bungalow.

"Existing roof tiles, external wall finishes, wooden windows and the wooden staircase were painstakingly restored to their original designs," Mark pointed out.

But the masterstroke was in the flooring. The existing timber floor had layers of dark walnut-coloured varnish painted on over the years which made

spaces feel heavy and sombre.

So the core transformation came from sanding down all the darker wooden varnish, and letting the lighter original timber tones shine through with matte-clear varnish.

This made the ambience feel brighter and more welcoming, which tied into the vast sweeping vistas of George Town, the Penang Channel and Butterworth that greeted visitors when they threw open the windows or stepped out onto Eythrope's beautiful outdoor timber deck.

The property now offers five accommodation types for visitors - two family suites and three bedrooms. Each was curated to offer a unique experience.

The suites are named after the Punchinello and Lacewing butterflies and measure 843sq ft (78.4sqm) and 792sq ft (74sqm) respectively. The bedrooms are named after orchids, specifically Purple Rain, Wispy Umbrella and Tiger, and measure between 267sq ft to 312sq ft (25sqm to 29sqm).

As there was no structural hacking and no removal of columns during the renovation, the accommodations' stylish interior design today also spoke volumes about the ingenious space planning.

"We had to get creative in carving out the rooms and suites to curate unique experiences in

each one. We curated a calming palette of hues to avoid overpowering the elegance and architectural character of the original spaces.

"Vistas in every room were framed and celebrated as focal points, as they were part of what drew so many to Penang Hill over the centuries," Mark continued.

Little design choices, such as placing beds to face the best views or ensuring that every window had a desk, daybed or lounge alongside it, contributes to the overall experience.

As Penang Hill is a UNESCO Biosphere Reserve, guests wake up each morning to the sounds of nature - from the songs of birds to the clicks of insects and whirr of wind rushing through trees.

Sunrises are also spectacular when weather permits. Temperatures on the hill average between 20 to 27 degrees, so it is comfortable year round. It can also be a treat to walk through Eythrope's hallways which are framed with curved timber arches.

"Faithful respect was observed on all existing arches. They were not only restored but also accentuated and highlighted as key features of the interior design.

"Overall, our approach was deliberately refrained. We wanted to be humble and honest in celebrating the original ambience of the bungalow, and pay homage to its original architectural design as well as the natural heritage that surrounds it," Mark said.

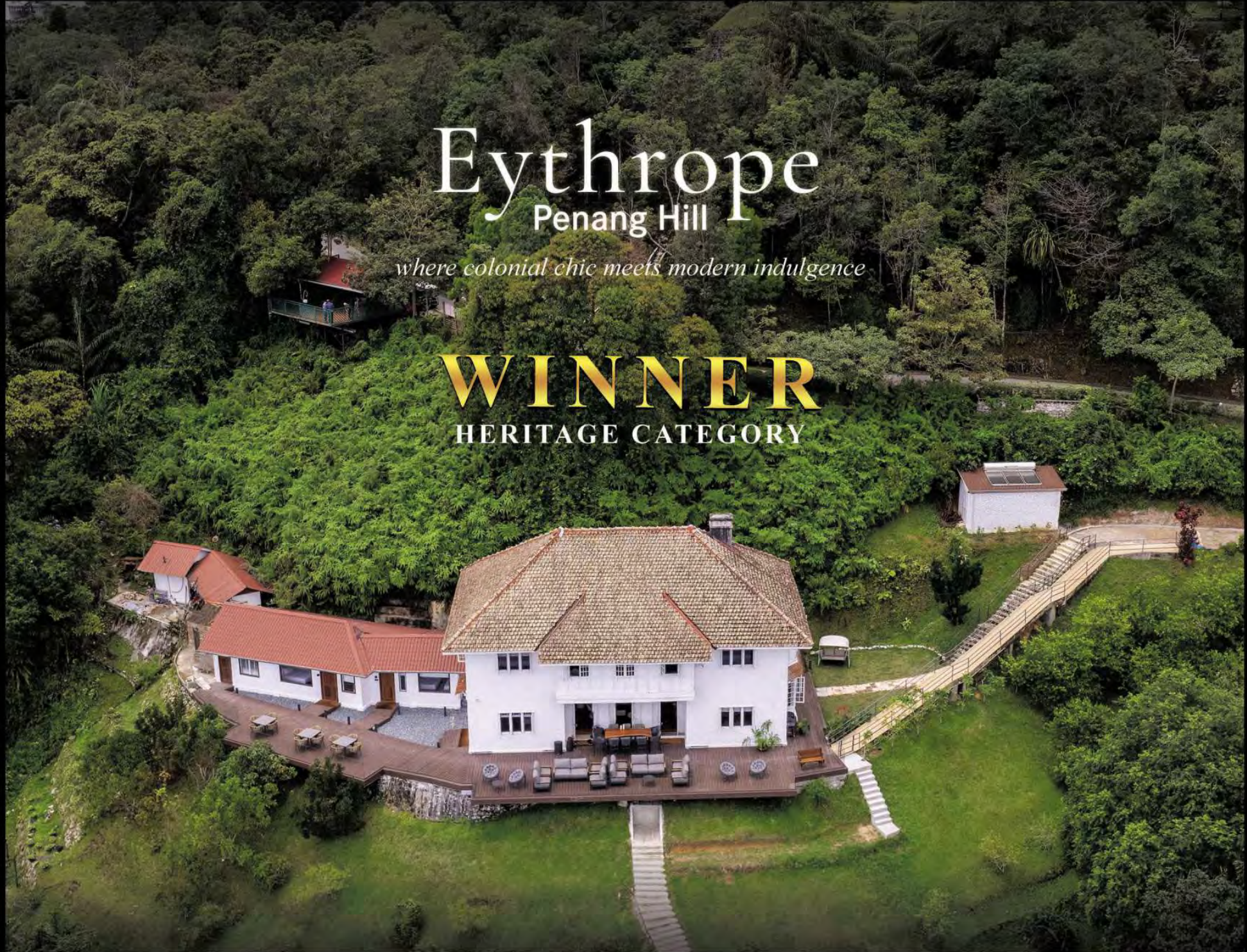
Eythrope also has an airy dining room that seats up to 12 persons which is ideal for intimate gatherings. This is linked by a hallway to a cosy lounge, and also opens up to the outdoor deck where one can watch the entire cityscape come alive with lights at night while enjoying delicious meals prepared by chefs.

"The family is humbled by this Malaysia Property Award™ and see the recognition as an endorsement of our decision to restore the bungalow.

"We now look forward to positioning Eythrope in readiness to celebrate her 100th Anniversary in 2029," Mark added.

Since January this year, the property has worked in conjunction with Small Luxury Hotels of the World (SLH), a global collection of independently spirited hotels. It currently comprises over 560 properties in 90 countries.

For more on Eythrope or to enjoy an unforgettable experience on Penang Hill, visit <https://www.pghillluxuryvillas.my/>



Eythrope

Penang Hill

where colonial chic meets modern indulgence

WINNER
HERITAGE CATEGORY



MALAYSIA PROPERTY AWARD 2023
HERITAGE CATEGORY



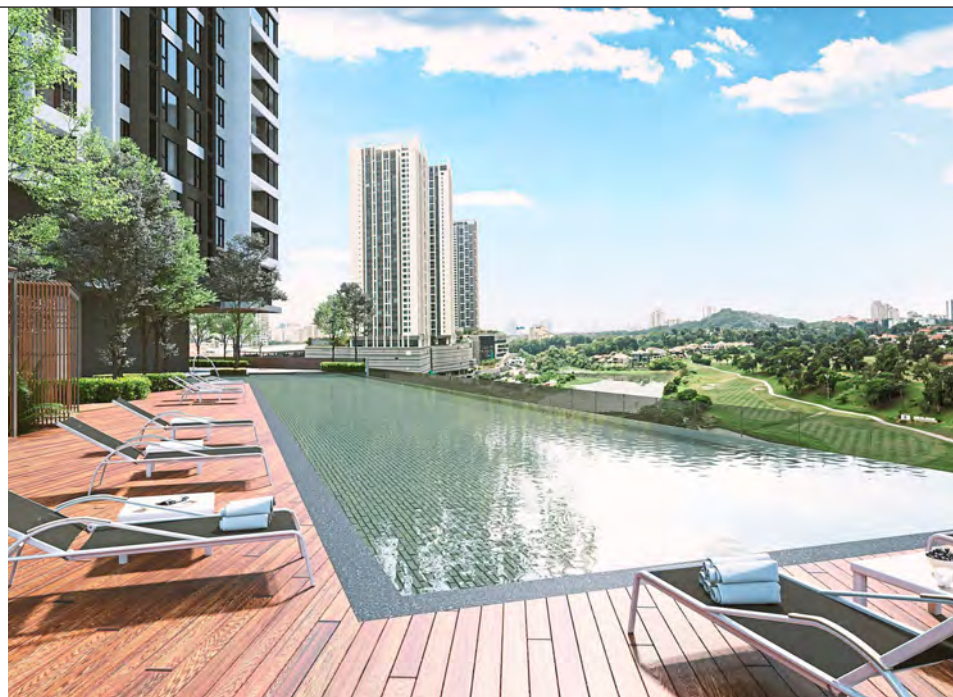
SMALL LUXURY HOTELS OF THE WORLD



A Prestigious Project By
SAW BROTHERS REALTY SDN. BERHAD



Aerial view of the award-winning Tropicana Gardens.



Relax by the pool overlooking the tranquility of vast greenery at Edelweiss.

TROPICANA Gardens, the signature development of Tropicana Corporation Berhad, is named Mixed-Use Development by FIABCI Malaysia at the Malaysia Property Award™ 2023.

Hailed as one of the best Transit-Oriented Development (TOD) in Malaysia, the development has bagged many other awards over the years, including the 5-Star Asia Pacific Property Awards, iProperty Award and Asia Property Award.

“With all the valuable contributions and commitments from the Tropicana team, it is very gratifying to win the prestigious FIABCI award, marking an excellent accolade and milestone for Tropicana Group,” shared Tropicana deputy chief executive officer Khoo Thian Shyang.

“Building townships since 1979, Tropicana has broadened its position from a resort-style developer to a sustainable community planner anchored on its eight development DNAs and three ESG pillars.

“Our approach focuses on creating a well-connected development offering timeless designs backed by many facilities and amenities. Our goal is to future-proof our businesses through our constant engagement with our stakeholders, understand market demand as well as roll out marketing and sales application strategy through various online and offline initiatives,” he added.

Listed on the Main Market of Bursa Malaysia Securities Berhad since 1992, the Group is one of Malaysia’s leading conglomerates with diversified business interests in property development & property management, property investment, recreation & resort, and investment holding.

One location, multiple offerings

Tropicana Gardens is an integrated project spanning 17.6-acre of premium land in the prominent address of Tropicana Indah, fronting the main intersection of Kota Damansara.

“A sustainable 405-acre township that began its journey in 1996, Tropicana Indah has become one of the most sought-after addresses in Petaling Jaya, accomplishing our grand vision for a sustainable, liveable and prosperous township with seamless connectivity,” said Khoo.

Tropicana Gardens consists of

Winning designs with seamless connectivity



Edelweiss will soon unveil the shoppes offering the perfect business address within this vicinity.

five Green Building Index (GBI)-certified residential towers, a one million sq ft retail mall (Tropicana Gardens Mall) and an elegant office tower.

Directly linked to the Surian MRT Station, this master-planned township has become the pulse of Tropicana Indah, creating value for its property investors with positive rental yield and serving the affluent neighbourhood with convenient amenities and facilities.

Khoo said the first residential tower of Arnica was launched in 2012 and sold out in just two days!

“Bayberry, Cyperus and Dianthus Serviced Residences were rolled out in 2013, 2014 and 2016 respectively with a 100% take-up rate too, followed by Tropicana Gardens Mall and

Tropicana Office Tower in 2020, which recorded good occupancy of up to 87%.

“Our last gem for this integrated development, Edelweiss Serviced Residences, SoFo & Shoppes is currently under construction with a targeted completion by 2025,” he said.

He added that Tropicana Gardens was designed and constructed in adherence to GBI and GreenRe Certification standards, taking into consideration energy and water efficiency, environmental protection, indoor environmental quality, carbon emission and other green features.

All residential units are equipped with innovative details, fibre optics infrastructure for convenient high-speed internet access and energy-saving features to reduce electric and

water consumption.

Tropicana Gardens has reinvented the standard residential-retail-office concept by redefining it as a hybrid with great connectivity, a majestic view of the Seri Selangor golf course, vibrant social spaces and green parks, all packaged in a contemporary, pedestrian-friendly development inspired by Namba Park in Osaka, Japan.

The development has a robust ecosystem, where one can live, work, play, shop, learn and hop from one township to another with the direct Surian MRT just a walk away.

The walkability factor also encourages healthy living and helps to lower carbon footprint.

A pedestrian bridge connects residents to Tropicana Gardens Mall which is home to Uniqlo,

Village Grocer, GSC Cinemas, Kindyland, Daiso, MR DIY, MST Golf, the largest Mykart go-kart and Starbucks Reserve, to name a few.

With a 80% take-up rate and home to local and international brands, the mall offers free WiFi service from 10am to 10pm daily to all customers as well as a pet-friendly zone for pet owners.

Tropicana Gardens is strategically located with easy access to a network of roads and highways including New Klang Valley Expressway (NKVE), Damansara-Puchong Expressway (LDP), SPRINT Highway and Penchala Link.

Last chance to own a slice of paradise

Elevate your business and lifestyle with seamless connectivity and unparalleled conveniences at Edelweiss Serviced Residences, SoFo & Shoppes, the final tower of Tropicana Gardens.

Soaring 52 stories with 630 units of serviced residences and 397 units of SoFo (Small office, Flexible office), Edelweiss comes with an innovative smart home system that allows easy control of every aspect of your living space.

With refreshing views of the lake and Seri Selangor Golf Club, the serviced residences range in size from 556 sq ft to 1,111 sq ft and the SoFo from 452 sq ft to 858 sq ft.

Edelweiss will soon unveil the shoppes offering the perfect business address within this vicinity.

With direct connectivity to Surian MRT Station and all conveniences just a short drive away, this development is truly the best choice for property owners and investors.

Register with us now to secure your own piece of paradise and become part of this exclusive community. For more information, kindly visit www.edelweiss.tropicana.com.my

To discover the world of Tropicana, log on to www.tropicana.com.my or follow us on Facebook @tropicana



FIABCI WINNER 2023

Mixed-Use Development Category

THE PINNACLE ACHIEVEMENT OF TROPICANA GARDENS

Positioned as one of the best transit-oriented developments (TOD) in Petaling Jaya, the 17.6-acre Tropicana Gardens is strategically located in the heart of Tropicana Indah, fronting the busy main intersection of Kota Damansara.

This distinguished development boasts Green Building Index (GBI) certification, along with convenient pedestrian link bridge access to both Surian MRT station and Tropicana Gardens Mall.

This integrated hub encompasses living, working and leisure facilities, placing it as the perfect social centre for all.

The Edelweiss Serviced Residences, SoFo & Shoppes, is currently under construction and scheduled to be completed by 2025. This exclusive development offers an unparalleled luxury living experience. Register with us now to secure your own piece of paradise and become a part of this exclusive final release.



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TROPICANA PROPERTY GALLERY
Level G, Tropicana Gardens Mall,
No. 2A, Persiaran Surian, Tropicana Indah
47500, Petaling Jaya, Selangor, Malaysia.



Developer: Tropicana Indah Sdn Bhd (213350-D) | Developer License No: 6467/11 – 2027/1244 (R) | Validity Period: 16/11/2022 – 15/11/2027 | Advertising & Sales Permit No: 6467-15/11-2024/1554(R)-(S) | Validity Period: 16/11/2023 – 15/11/2024 | Approving Authority: Majlis Bandaraya Petaling Jaya | Building Plan Reference No: MBPJ/120100/T/P10/537/2019(9) | Land Tenure: 99 years (Expiry 25/04/2106) | Total Unit: 630 units | Type of Property: Serviced Apartment | Built-up Areas: 556sf (Min) – 1,111sf (Max) | Selling Price: RM 846,000(Min) - RM 1,715,000(Max) | Expected Completion Date: Oct 2025 | Land Encumbrances: Nil | 7% Bumiputera Discount | Restriction of Interest: This alienated land cannot be transferred, leased or charged except with the consent of the State Authority.

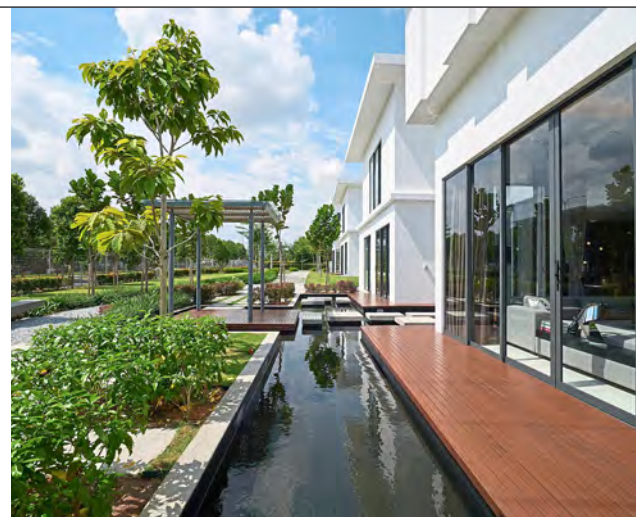
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



The entrance to the lush, Resort Homes enclave.

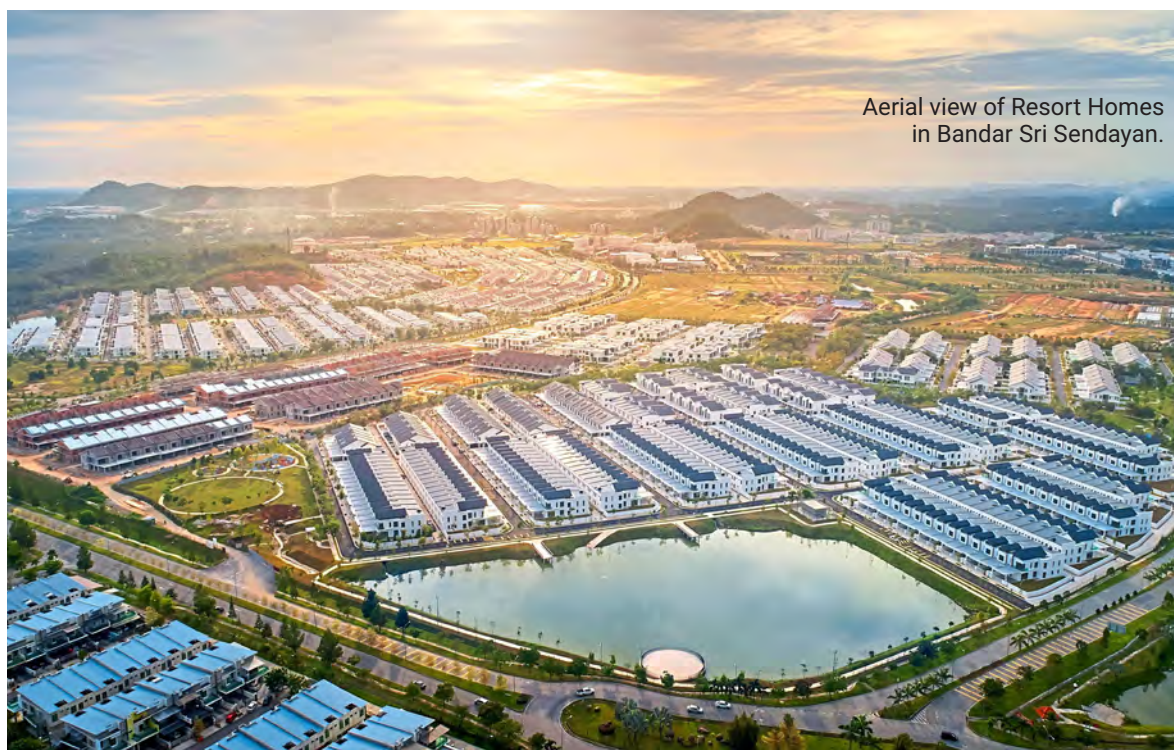


The serene recreational lake with viewing deck provides a rejuvenating outdoor space.



Outdoor landscaping seen among the Resort Homes units.

Living the good life in resort-style neighbourhood



Aerial view of Resort Homes in Bandar Sri Sendayan.

MANY dream of a resort lifestyle where carefree days are framed by breezy living spaces, pampering amenities and lush greenery.

For the privileged and discerning few who call the luxurious Hijayu 2 Resort Homes in Bandar Sri Sendayan home, this dream is now a blissful reality.

The 91-acre enclave was earmarked from the start to be the landmark precinct of the 6,272-acre mega township located in Seremban West, Negri Sembilan, which is part of the Greater Klang Valley Conurbation.

Which is why the developers Matrix Concepts designed the freehold double-storey semi-detached and superlink homes, to be among the best in the market.

Generous, tropical resort-like living spaces and high-end finishes brought character to interior spaces, while sleek modern facades gave it a timeless appeal on the outside.

Its well-crafted layouts were appealing to a wide spectrum of buyers with varying tastes and requirements. The 662 units came in 12 different configurations with built ups between 2,500sq ft to 6,400sq ft - making them among the biggest in their respective categories.

The development was completed over six phases - called Elymus, Allysum I and II, Allysum III, Lunaria, Lunaria II and Crisantha - between 2016 and 2021.

Also part of its charm are the abundance of green outdoor spaces such as community linear parks for relaxation and outdoor activities, as well as a clubhouse with top-notch facilities.

Today, Hijayu 2 Resort Homes stand as a prominent and cherished landmark that not only evoke a sense of pride among residents, but also admiration among surrounding communities.

A win in the Malaysia Property Award™ 2023 by FIABCI Malaysia under the Residential Low-Rise category, is further testament to its outstanding qualities and premium lifestyle experience.

Premium homes

Hijayu 2 Resort Homes was envisioned as something extraordinary for the discerning high-end market who appreciated the finer things in life.

Specifically those who sought to be part of an exclusive and prestigious community, and wanted to enjoy each day as if it was a tropical getaway.

It makes an impression from the start. Upon arrival, residents are greeted by a grand entrance with a guardhouse manned by a friendly team of security staff.

The drive in will bring the sight of lush landscapes, until a roundabout that offers a second layer of security. Semi-detached phases are located to the left and right of this roundabout, while the superlink home phases are accessed further up the road.

This clear distinction ensures privacy for each low-density neighbourhood. Pulling into one's driveway, residents will find the statement-making homes a welcome sight.

Matrix Concepts went for a timeless design that was elegant and contemporary, yet highly functional and relevant to modern families' living arrangements. Everyone has different interior design and style choices, and units' flexible layouts cater to all manner of possibilities.

This came after an exhaustive market study to determine what were the more desirable features among high-income home buyers. Valuable input was also provided by top-notch architects and consultants, culminating in the homes' naturally desirable attributes.

Key features include large openings and sliding glass doors which blur the boundaries between the outdoors and indoors. This allows occupants to easily access the units' alfresco terraces and balconies for a more fluid and seamless

living experience.

This also brought in ample natural light and ventilation, resulting in light and uplifting living spaces that enhanced one's well-being.

The connection with the outdoors and nature is further championed by the prevalence of parks and landscaped areas all around the enclave. This included a retention pond that was turned into a serene, recreational lake complete with a viewing deck.

Besides being conducive spaces for families to relax, spend quality time together and be rejuvenated, such features have also sparked a more profound appreciation for the natural environment.

This created a ripple effect that inspired individuals, families and the wider community alike to adopt more greener lifestyles and be more environmentally-conscious.

All of which go hand-in-hand with Bandar Sri Sendayan's ethos to foster eco-awareness and sustainable living.

A meticulously designed show unit, which faithfully replicates the luxurious living environment and experience that Hijayu 2 Resort Homes have to offer, is available for viewing.

Hijayu 2 Resort Homes was designed as the landmark enclave due to its proximity to Bandar Sri

Sendayan's vibrant lifestyle centre, the Sendayan Merchant Square - which is just 1km away.

Among its notable components are the 380,000sq ft d'Tempat Country Club; the education campus of Matrix Global Schools; and an entertainment park with exciting facilities such as a go-kart track, futsal and badminton courts, flying fox activity area, paintball arena, all-terrain vehicle (ATV) rides and a golf driving range.

For residents' daily convenience, there are also Merchants Squares such as commercial centres with a variety of businesses, a petrol station, a boutique business hotel and an upcoming shopping mall.

Building sustainable communities

Award-winning Matrix Concepts Holdings Bhd was established in 1996 and has been listed on the Main Market of Bursa Malaysia since 2013.

Its integrated spectrum of business activities span property development, construction, education, hospitality and healthcare. Besides Malaysia, the group also has a presence in Melbourne, Australia and Jakarta, Indonesia.

Bandar Sri Sendayan is its flagship development, which embodies its vision to create a complete

lifestyle ecosystem where people can work, play, dine, shop, learn and more.

The township's location in Seremban West puts it within the Malaysia Vision Valley (MVV) 2.0 new economic growth area and promoted development zone driven by a public-private partnership.

The group is also the developer of the similarly successful, 900-acre Bandar Seri Impian in Kluang, Johor and the 33-storey Chambers Kuala Lumpur, condominium project which is fully completed.

An upcoming condominium project is Levia Residence in Cheras which is expected to be completed by the third quarter of 2027. Further developments in Puchong, Damansara Perdana are on the horizon. Success has also come on the global stage.

In Australia, it is known as a developer of premium residences. The latest, launched in May 2022, is M333 St Kilda in Melbourne. This follows in the footsteps of previous, highly successful projects such as M. Carnegie in 2016 and M. Greenvale in 2019.

The group also ventured into Indonesia in 2019 with the 29-storey Menara Syariah. Located in the international waterfront township of Pantai Kapuk Indah 2 in Jakarta, it was completed under a joint venture with reputable local developers.

A slew of industry awards over the years has cemented Matrix Concepts' reputation as a developer of choice.

Its core ethos in building sustainable and healthy communities while actively contributing to CSR initiatives has been lauded.

The group has also been on Bursa Malaysia's FTSE4Good Index since 2018, underscoring its commitment to Environmental, Social and Governance (ESG) frameworks.

Reflecting its tagline of "Nurturing Environments, Enriching Lives", Matrix Concepts aspires to continue to deliver sustainable community living environments that meet modern buyers' lifestyle aspirations, create lasting value and provide opportunities for elevated lifestyle experiences.

For more information on Bandar Sri Sendayan, visit <https://sendayan.com.my/>



Scan the QR
to watch the video



YOUR SUPPORT, OUR THANKS

As the dawn rises over Resort Homes,
Hijayu 2, we reflect on our ultimate destination
made possible by your unwavering support.
Winning the Residential Low Rise Category
at the FIABCI Malaysia Property Awards
is a testament to your trust in us.

To our esteemed stakeholders,
partners and customers, we extend our
deepest gratitude. Your belief in us has
transformed our dreams into your reality.

**RESORT
HOMES**
BANDAR SRI SENDAYAN
HIJAYU 2
WINNER OF RESIDENTIAL
LOW RISE CATEGORY
FIABCI MALAYSIA
PROPERTY AWARD 2023



Luxury and comfort made affordable

THINK affordable housing and what immediately comes to mind are densely-packed, utilitarian dwellings. Due to a lack of profitability, these box-like homes are often an afterthought and are built simply to comply with local housing mandates. Not when it comes to Melaka-based Sri Pengkalan Binaan Sdn Bhd (SPB Property) who sees it as an opportunity to pioneer a new product type in a vital housing category. Testament to that are the “Villaments” Taman Nuri Sentosa - the hybrid of a villa and an apartment. It is the first of such development in Malaysia and it has won the Affordable Housing category of the Malaysia Property Award™ 2023 by FIABCI Malaysia. SPB Property CEO Datuk Jacky Yap said that the company’s vision is to become a top developer in building quality, innovative, affordable homes and sustainable communities. “The fundamental concept was to make luxury affordable and ensure that every segment of the community would get to enjoy an elevated sense of living not just today but also tomorrow,” he continued.

The Villament – 1st hybrid home in Malaysia

Taman Nuri Sentosa is nestled within the 162 acres Taman Nuri township in Durian Tunggal, Melaka, and is a gated and guarded, hilltop residential enclave. The 146 freehold units of Villament occupy a 5.11-acre parcel. They were built in similar style to 2 and 3-storey townhouses, with each villament occupying one floor of each structure. What sets this development apart is the 20ft green back lanes between rows of units which offer 27% of green space and nearly double of local council requirement on green space provision. Built-ups of the units are 1,000 sq.ft. to 1,300 sq.ft. All units come in 3-bedroom and 2-bathroom layouts, and each of the bedrooms is able to fit in queen-size bed. The units went on the market at an

attractive, RM180,000 price point. All 146 were sold out within one and a half months - which was further testament to its unique premise. The Villament will also make its debut in Banting, Selangor in the next few months. It is priced below RM250k and has received an overwhelming number of registrations to date.

Creating legacy

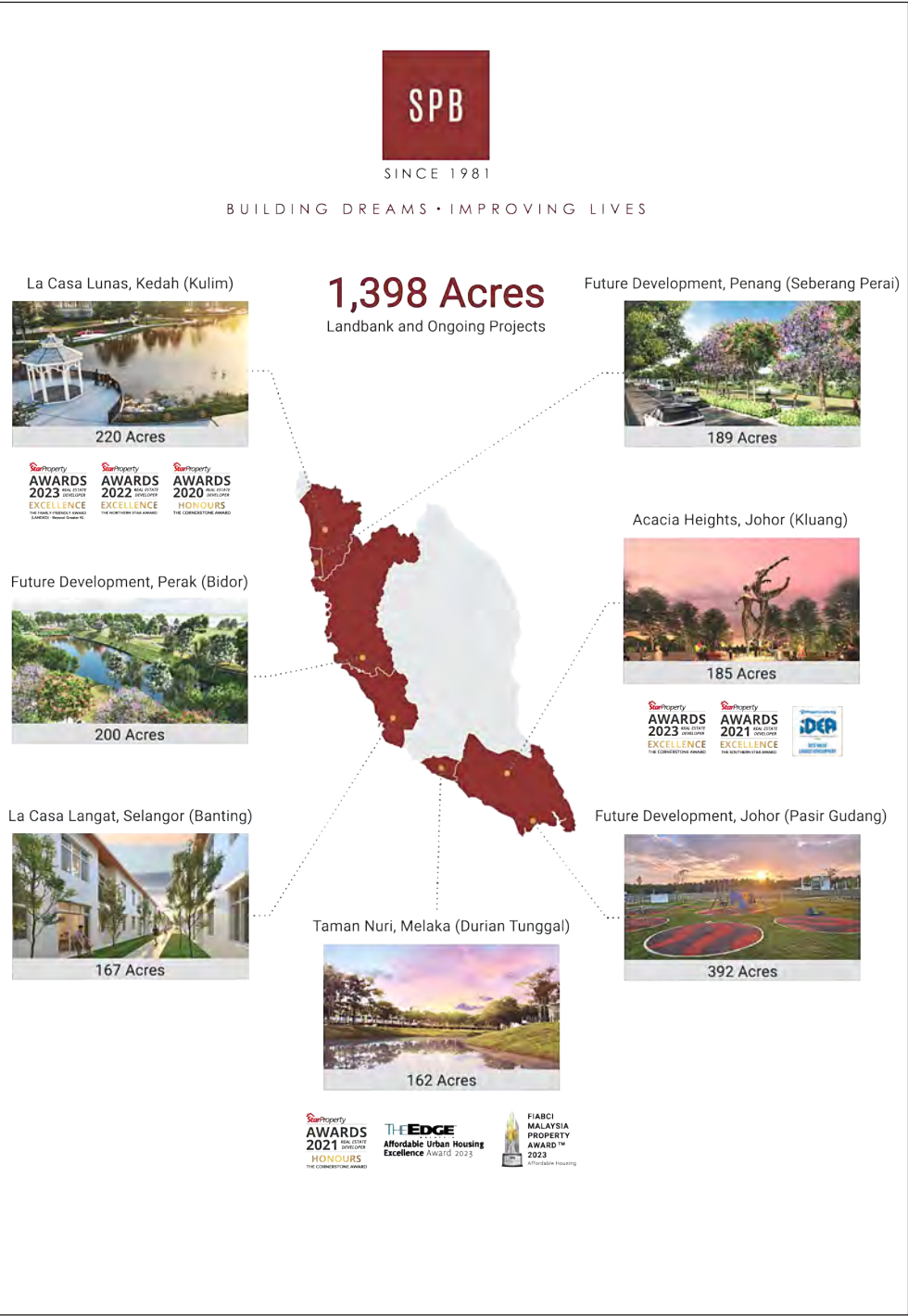
This thoughtful consideration for family stems from the very make-up of SPB itself, which is a family business. Founded in 1981 by Datuk Yap Pit Kian and Datin Loh Ngook Chan, it is currently under the stewardship of their three children – Datuk Jacky Yap, Datuk Sean Yap and Yap Lih Shyan, who are professionally trained and accomplished leaders. Innovation is ingrained into SPB Property’s DNA. Its innovative projects have won 17 awards in the past 4 years from StarProperty and The Edge. Its emphasis on built quality is also evident in its 80% Zero Defect track record and its achievement of the highest QCLASSIC score in Melaka in 2023. With innovative and high-quality products, SPB Property has doubled its earnings in 3 years and was chosen as the Top Developer (non-listed) in 2022 by StarProperty. Winning the FIABCI Malaysia Affordable Housing Project is another significant achievement. SPB Property is grateful for the recognition from FIABCI Malaysia and the jury’s acknowledgment of the project and company. SPB Property takes this opportunity to express gratitude for the contributions of all staff, advisory teams, and the continuous support and trust of customers. Moving forward, SPB Property aims to expand its current landbank and projects (~1,400 acres in Malaysia) and contribute to solving Malaysia’s affordable housing shortage with its innovative and high-quality products. For more information on SPB Property, kindly visit their website at www.spb.my or call 017-7015003.



Taman Nuri, a multi-award-winning township.



SPB Property founder Datuk Yap Pit Kian (left) and chief executive officer Datuk Jacky Yap.



Map of SPB Property’s footprint across Malaysia.

SPB

SINCE 1981

Building Dreams · Improving Lives



MALAYSIA PROPERTY AWARD™ 2023

Affordable Housing Category

Taman Nuri Sentosa



The versatile 4-in-1 Open Plan concept and spacious column-free layout optimises space for different purposes such as corporate offices, showrooms, warehouses and factories.



The cutting-edge design easily caters to future expansion.

Inspiring horizons of innovation

NOUVELLE Industrial Park @ Kota Puteri by acclaimed EXSIM is anything but your run-of-the-mill industrial park. It is envisioned as the home to a vibrant, dynamic and premier innovation led industrial community, and the location of choice for industrial investments in northern Selangor.

Rising beyond a conventional park, this well-planned industrial hub genuinely caters to the SMEs' requirements with its strategic location, high accessibility and cutting-edge designs that are easily upgraded and expanded.

The development comprises 102 units of three-storey semi-detached factories spread across approximately 51 acres of land divided into three phases.

Thoughtfully designed for flexibility and practicality, Nouvelle Industrial Park @ Kota Puteri features a primary double-volume space to accommodate most light industrial manufacturing needs, alongside office space on the upper floors.

The versatile 4-in-1 Open Plan concept and spacious column-free layout optimises space for different purposes such as corporate offices, showrooms, warehouses and factories. Each unit comes with a 39ft high ceiling for maximum space utilisation, a 40ft front loading bay, and the flexibility to upgrade floor loading and electricity capacity.

Ultimately, every element is to house multiple type of tenants by catering to the owners' preferred specifications, as well as to meet highest industrial expectations.

This breakthrough design not only set Nouvelle Industrial Park @ Kota Puteri above the rest but also clinched EXSIM the prestigious Malaysia Property Award™ (MPA) 2023 (Industrial Category) by FIABCI Malaysia.

This is the second MPA accolade for the Nouvelle Industrial Park series with the first won by Nouvelle Industrial Park Lot 10 @ Kota Damansara (Industrial Category) in 2015.

Innovation and sustainability

Nouvelle Industrial Park @ Kota Puteri is adorned with green features which includes rainwater harvesting and translucent roofing to embody a holistic, new-age approach to the industrial industry in promoting a healthy work-life balance.

With EXSIM's sustainable



The three-storey semi-detached factories are designed for flexibility and practicality.

design standards, a 35,000sq ft lush landscape named Central Park enhances the distinct green ambience that also features a jogging track and badminton court.

This verdant landscaping offers the joy of working within a park environment as well as encourage a strong sense of community within companies.

Location wise, the development is strategically located in Kota Puteri which is served by an excellent network of link roads and highways including KL-Kuala Selangor Expressway (LATAR), Guthrie Corridor Expressway (GCE), West Coast Expressway (WCE), North-South Expressway (NKVE) and Damansara-Shah Alam Expressway (DASH).

Playing a significant role as an emerging industrial hub, Nouvelle Industrial Park @ Kota Puteri is poised to pave the way for the ultimate economic growth of the community.

We deliver what we promise

The success story of EXSIM is truly a remarkable one. From

humble beginnings, the company has made significant growth in the past years to showcase its distinguishable works.

Corporate Affairs and Branding director Michelle Siew said the growth of EXSIM has always been a concerted effort since Day One. "With the vast expertise and experience of the founding Lim brothers, EXSIM draws its strength from a dynamic multi-faceted team driven by a shared vision of excellence.

"It all begins with understanding people's needs and expectations on a basic level, and then incorporating New Age Ingenuity to fulfil them the best we can.

"At EXSIM, innovation lies at the core of everything we do. For every new venture we embark upon, we are constantly asking how we can push the envelope to make things even better," she elaborated.

She said the vision and mission set for the team are to inspire ingenuity and motivate them to strive towards building lifestyles with environmental, social and governance elements to cement a legacy of excellence for genera-

tions to come.

"EXSIM also prioritises the integration of arts and culture into its developments and collaborations, viewing them as essential elements in revitalising the local community and urban landscape."

Siew added that at EXSIM, employee is the most valuable asset where we genuinely care for their wellbeing and is committed to their development and growth. EXSIM employees hold the company's philosophy close to their hearts at all times and sincerely believe that whatever promises made must be delivered honestly.

EXSIM relocated its corporate office to the new EXSIM Tower in Millerz Square @ Old Klang Road, EXSIM's inaugural mixed development in 2023.

As the team is rapidly growing, the company is determined to create a work space that inspires collaboration and continuous growth.

"Backed by a pioneering vision, spirit of advancement and solid reputation, the company will not rest on the laurels of its past

accomplishments and is ready to surge ahead in charting new frontiers.

"Truly, the future is primed for boundless possibilities!," she enthused.

Stellar achievements

EXSIM was immensely honoured to be bestowed with a world recognition when The Rainz @ Bukit Jalil won the Residential High-Rise Category at the FIABCI World Prix d'Excellence Awards 2023.

"Achieving yet another milestone, our deepest gratitude for the unwavering support and loyalty of everyone involved and we are truly humbled to continue raising the bar of excellence!.

"We are of one mind that behind every achievement is the accumulated efforts of a determined, unified and visionary EXSIM team in making dreams doable," said Siew.

She said as a strong believer in continuous innovation, EXSIM aims to grow its foothold as a game-changer in the industry and spread its brand beyond Malaysia.

"Spurred by the success and positive responses to our projects, let us look forward to a greater horizon together while constantly employing New Age Ingenuity to pioneer a better tomorrow for all.

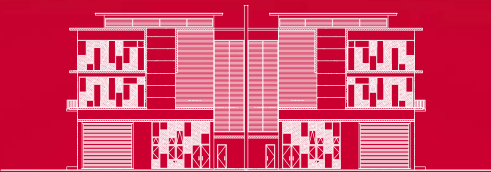
"We take great pride in combining form and landscape to glorify the wonders of modern architecture. We also believe in functionality, for when beauty meets practicality, the results will always be extraordinary!.

"We will honour this mandate by delivering more sustainable developments for the community nationwide. This marks an important milestone and serves as an inspiration for us to continue striving towards being better."

Elaborating on its 'recipe' in crafting world-class developments, she concluded that nature has always taken centre stage in every EXSIM project by respecting, revitalising and giving credit to Mother Nature.

Established in 2008, EXSIM has gone on to redefine industry standards with its premium developments.

Managing director Lim Aik Hoe was named the esteemed FIABCI Property Man 2017, further signifying the company's advancement in its field.



Nouvelle
Industrial Park
KOTA PUTERI

Celebrating Recognition

An innovative industrial hub, Nouvelle Industrial Park @ Kota Puteri marks another milestone embedded into EXSIM's journey to greater success

Thank you for the trust in us



WINNER OF
INDUSTRIAL CATEGORY
FIABCI MALAYSIA PROPERTY
AWARD™ 2023



ONGOING development is integral to progress especially for emerging economies such as Malaysia, but it is not tenable if the environment takes a back-seat.

With increased globalisation heightening awareness on pressing environmental issues and the resulting threats of climate change, there is now stronger emphasis for individuals and businesses alike to embrace guidelines and best practices that advance sustainability.

Because when environmental preservation and conservation becomes a truly concerted effort, its positive impacts get multiplied.

Kwasa Damansara – a 2,259-acre mixed development in the heart of the Klang Valley by Kwasa Land Sdn Bhd – is one project that embodies this ethos.

Its development credo of “Green, Connected and Inclusive” underscores a vision to create a balanced and innovative township unlike any other in the country. A place where the community will find enriching experiences and thrive in the embrace of nature.

Sustainability is the key driver behind its design and planning principles, as well as overall implementation. Its extensive 15 to 20-year master plan carefully considers the relationship between the development and its surroundings, and includes initiatives that help conserve, preserve and enhance the area’s biodiversity.

This is because the developers know that a green and safe environment supports long-term growth and enhances overall quality of life and well-being for inhabitants.

At the same time, it also helps businesses reduce their carbon footprint while achieving cost-savings through responsible management of wastes, efficient use of energy and water, and an onus to maintain pristine air quality.

Sustainability is inherently integrated into the very fabric of Kwasa Damansara with 250 acres allocated for green and open spaces, giving its future population access to nine lush parks.

These will complement and support the modern movement towards greener, healthier lifestyles. The future workforce would also be able to look forward to offices with green development components, as buildings and infrastructure here will incorporate ecologically-beneficial technology.

Benchmark of modern workplaces

One realisation of that sustainable vision is the new Employees Provident Fund Board’s (EPF) headquarters in Kwasa Damansara.

Rising 12 storeys and better known as Menara KWSP, it won the prestigious Malaysia Property Award™ 2023 by FIABCI Malaysia under the Sustainable Development category.

The building was planned as a catalyst development for the township and is set within the upcoming, 94-acre mixed-used precinct known as Kwasa Damansara City Centre (KDCC).

Today, it stands as both a landmark of the area’s booming potential and vision, as well as a



Menara KWSP’s central garden and courtyard brings a touch of green and calm to the modern office building.



The grand lobby area.

Embracing sustainability for forward-thinking townships



The Menara KWSP is a stellar testament to modern, green office spaces.



The sustainable Menara KWSP features a glazed facade and relaxing central garden and courtyard.

beacon for thoughtful and sustainable, green master-planning and design.

Menara KWSP was designed and built according to Green Building specifications and received a GreenRE Platinum rating not long after its completion in June 2022.

It also embraces modern values of sustainability, transparency and work-life balance, and cleverly translates them into a truly conducive space.

The spatial design features an open plan layout, transparent facade, sustainable features and seamless integration of nature via an elevated central garden and courtyard.

The garden offers respite from work whilst a water feature provides a sense of calm and helps create a cooling effect, reducing the temperature of surrounding air drawn into the building.

To offset carbon emissions, Menara KWSP utilises rainwater harvesting (supported by a 90 cubic meter tank), solar panels (generating 417.73 kWp), as well as power-saving and efficient Building Management Systems (BMS). There is also good accessibility to public transport.

It also uses the energy-efficient District Cooling System (DCS) and insulated roofs which reduce thermal penetration. This means less energy is required to cool the

building’s interior spaces.

Cutting-edge air handling units (AHU) and fan coil units (FCU) also contribute significantly to energy savings, with the AHU achieving a remarkable 54% reduction and the FCU 65%.

Other astute equipment choices – such as lifts with ACVVVF (AC Variable Voltage Variable Frequency) and sleep mode functions, energy efficient escalators and light fixtures with motion sensors – further optimise energy consumption and underscore the tower’s dedication to energy efficiency.

All of these were made possible by use of state-of-the-art Building Information Modelling (BIM) software during the planning and design stages, as well as for construction and management.

Energy modelling using IESVE simulation software provides accurate indicators of energy consumption, while Integrated BMS and BIM 6D is currently employed in daily operations to efficiently manage energy and water consumption, and timely maintenance of equipment.

There is also “smart building” technology for air-conditioning and mechanical ventilation (ACMV), and other aspects of the overall facility management. A smart app is available for bookings of facilities, parking usage

and retail.

With KDCC designed as a walkable, neo urban city with pedestrian and bicycle pathways on top of easy connectivity via MRT and KTM stations, as well as proximity to major highways, Menara KWSP will indeed be the “Workplace of the Future”

Currently occupied by over 2,200 members of the EPF head office staff, it truly embodies EPF’s new corporate culture which places emphasis on the ethos of “workplace like a campus”.

This provides a relatively complete work and living environment which new generations of employees, particularly the Gen Ys and Zs, appreciate.

A perfect place to live and thrive

Such green infrastructure is not limited to office spaces alone, but applies to all of Kwasa Damansara’s residential, commercial, educational and recreational components.

The township adopts an urban environment accords action plan – where cutting edge technology, learnings from other townships and guidance from relevant experts are implemented.

This will be the cornerstone in the sustainable development of Kwasa Damansara. As it repre-

sents the Klang Valley’s last prime land, the focus on sustainability will increase the value and potential of the township to serve the needs of the community and offer more opportunities for growth both economically and environmentally.

Together with other reputable developers and distinguished partners, Kwasa Land is committed to providing a better quality of life, creating sustainable environments and building urban excellence.

It will be a city where residents can live in harmony with technology and nature, and be part of something extraordinary. A place where families will feel a sense of belonging.

As a transit-oriented development (TOD), connectivity and convenience would also be the way of life.

Besides links to six major highways, the township would also have two MRT stations and easy access to two KTM Komuter stations. It is also just 4km from the Sultan Abdul Aziz Shah Airport in Subang.

So welcome to Kwasa Damansara – a green township of the future, envisioned by Kwasa Land, the launchpad to a world of possibilities.

For more on its developments or to follow its progress, visit <http://kwasadamansara.com.my/>.



Malaysia Property Award 2023
Sustainable Development Category



WHERE EVERYTHING COMES TOGETHER.

Envision a haven where nature whispers, community thrives, and dreams take flight. Kwas Damansara, nestled in the heart of Klang Valley is more than a township - it's the life you've craved, waiting to be embraced.

Our commitment to sustainability is further validated by Menara KWSP @ Kwas Damansara's recent win of the Malaysia Property Award 2023 in the Sustainable Development category.

Discover your perfect harmony here.



Acres of Prime Land



Total Housing Units



Resident Population



Affordable Homes



Acres of Outdoor Leisure



Commercial Spaces



New Schools



MRT Stations





The first in Malaysia, Tsutaya Books from Japan has set up base at Pavilion Bukit Jalil.



The Little Pirates Playland offers an abundance of fun for the young ones.

The icon of connectivity

STANDING as the cornerstone of the vibrant Bukit Jalil City development, Pavilion Bukit Jalil is a fully integrated world-class shopping mall that is the benchmark of the retail industry.

Nestled within a 50-acre mixed use space, the mall is poised to transform the southern corridor of Kuala Lumpur into the new metropolitan lifestyle and retail hub.

Connecting shoppers to the best-in-class shopping, dining and entertainment, Pavilion Bukit Jalil boasts a meticulously curated selection of local and international retail brands, offering visitors a diverse and upscale shopping experience.

Additionally, the mall incorporates innovative design elements, state-of-the-art facilities and immersive attractions, setting a new standard for modern regional shopping malls.

Its commitment to sustainability and community engagement further enhances its reputation as a leader in the retail sector.

The town planning for this 1.8 million sq ft shopping destination merges seamlessly with its surroundings of residential blocks, signature shop offices and a four-star hotel, bridging urban and green spaces.

While the interior design reflects elegance and sophistication with ample natural light and seamless connections between lifestyle precincts.

Its strategic location within the bustling Bukit Jalil township, a rapidly growing locale in Kuala Lumpur, makes it easily accessible to a large population.

Further sealing its position as a premium shopping hub is the prestigious Malaysia Property Award™ (MPA) 2023 by FIABCI Malaysia, of which Pavilion Bukit Jalil won in the Retail Category.

Kuala Lumpur Pavilion Sdn Bhd chief executive officer of retail Datuk Joyce Yap said the recognition holds immense significance for the team for it validates their tireless efforts in con-

ceptualising, developing and managing a world-class retail destination.

“Being acknowledged as a benchmark in the industry not only affirms the team’s dedication to excellence but also motivates them to continually innovate and elevate the mall’s offerings.

“Moreover, this recognition fosters a sense of pride and accomplishment amongst team members, inspiring them to uphold the highest standards of service, sustainability and customer satisfaction,” she enthused.

Best-in-class retail, dining and entertainment

Spanning five retail floors, shoppers can expect the best-in-class retail, dining and entertainment from a dynamic mix of renown local brands and new international names making their debut in Malaysia.

Cultivating the soul of shopper interaction and experience are anchor tenant Parkson and mini anchors consisting The Food Merchant, Harvey Norman, TGV Cinemas, Grand Harbour Restaurant & Banquet, Sports Direct & USC, Toys ‘R’ Us and Uniqlo.

In addition to the extensive retail offerings, Pavilion Bukit Jalil also features a vast selection of dining and entertainment options, including indoor themed entertainment outlets and a wide range of family-friendly activities.

As the new epicentre of large-scale consumer fairs and lifestyle events, the 28,000 sq ft outdoor PIAZZA is simply ideal for exhilarating live entertainment and year-long activities, and the 47,000 sq ft Pavilion Exhibition Centre (PEX) Bukit Jalil for inspiring consumer fairs and exhibitions.

Located just 12km from the vibrant Kuala Lumpur City Centre, Pavilion Bukit Jalil is easi-



The main entrance of Pavilion Bukit Jalil.

ly accessible and well-connected via a network of highways, thus positioning it as the ultimate destination for communities to converge.

These include the Bukit Jalil Highway, MRR2 Highway, KESAS Highway, Manu Expressway (MEX), KL-Seremban Highway, Sungai Best Highway and Damansara-Puchong Highway (LDP).

Connecting to immersive retail

With 1.8 million sq ft of Net Lettable Area (NLA) and over 700 tenants, Pavilion Bukit Jalil continues to redefine the retail landscape, setting new industry standards and offering shoppers a comprehensive experience through its vibrant retail mix.

Making their presence felt for the first time in Malaysia are international flagship stores such as BUKIT JALIL TSUTAYA BOOKS from Japan that captures the international appeal of Asian countries.

Alongside anchor tenant Parkson, the retail mix is further enhanced with mini anchors comprising OMG Home, NITORI, Food Republic, K11 Karaoke, Muji, Brands Outlet, Sen Q Elite, Haidilao Hotpot, Forever 21, More Design and Toy World Amusement.

Voted ‘Best Shopping Mall for

Families’ in Parenthood’s Choice Award 2023, the mall strives to excite shoppers with new concept entertainment like the Blue Ice Snow Park and Little Pirates Playland, while reinforcing its positioning as a dining paradise with over 200 choices covering over 5km!

Blue Ice features an ice skating rink with beautifully decorated paths, ice slides and its first Snow Park in Malaysia with real snow.

Connecting to enriching experiences

Pavilion Bukit Jalil’s integrated marketing plan seamlessly combines advertising, digital marketing, influencer engagement, events, promotions, public relations and impactful brand partnerships to increase footfall and spending.

There are three exciting spaces here to host unique experiential events designed to engage shoppers and their families.

The Centre Court is for product launches, fashion shows and grand festive celebrations; the first-of-its-kind outdoor venue PIAZZA with an impressive 35m high canopy for live entertainment, car launches and community events; and PEX for consumer events and key exhibitions.

Leveraging on Bukit Jalil as a fast growing city, the mall capitalises on market trends for

international pop-up exhibitions and thematic fairs.

For the first time in Malaysia and Southeast Asia, the Van Gogh Alive: The Greatest Artist Exhibition paved the way for many other immersive pop-up experiences such as The World of Tim Burton Pop-Up Museum, the world’s first ever L’occitane Hotel and BTS Singing the Stars.

Connecting to community and sustainability

Pavilion Bukit Jalil aims to continually stimulate shoppers and attract more than its target catchment audience both locally, regionally and internationally through grand-scale festivals, consumer fairs and strategic partnerships.

As the mall looks towards the future, its commitment to sustainability and excellence remains unwavering.

As part of Pavilion REIT, the mall recently launched its food compost initiative, contributing to its sustainability goals and promoting resource efficiency and environmental responsibility.

Following Pavilion Bukit Jalil’s recognition as an award-winning retail development, the dedicated team and management will continue to elevate the retail industry standard, and reinforce its positioning as the Icon of Connectivity.



WINNER RETAIL CATEGORY

MALAYSIA PROPERTY AWARD™ 2023

THE ICON OF CONNECTIVITY

We are proud to be recognised for our commitment to redefining retail experiences and setting new standards in the industry. This prestigious award is a testament to our dedication to innovation, quality, and unparalleled service.

Thank you for your continued support as we strive for excellence in everything we do. Visit us today and discover immersive retail experiences as we continue to elevate shopping experiences and create unforgettable moments for our valued shoppers.



Malaysia Property Award™ 2023

Visits by the president and organising committee to announce the winners



Congratulations!!

PROPERTY WOMAN

- Ms. Teh Lip Kim
Group Managing Director



AFFORDABLE HOUSING

- SkyAwani 3 Residences
SkyWorld Development Berhad
- Taman Nuri Sentosa
Sri Pengkalan Binaan Sdn Bhd



ENVIRONMENTAL

- Elmina Rainforest & Knowledge Centre
Sime Darby Property (City of Elmina) Sdn Bhd
- Taman Puncak @ Sepang (Summit Park)
Southville City Sdn Bhd



HERITAGE

- Eythrope Penang Hill
Saw Brothers Realty Sdn Bhd



INDUSTRIAL

- Nouvelle Industrial Park @ Kota Puteri
EXSIM



MASTER PLAN

- Sunway City Iskandar Puteri
Sunway Iskandar Sdn Bhd



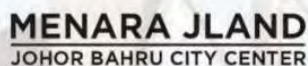
MIXED-USE DEVELOPMENT

- Star Development KLCC
Alpine Return Sdn Bhd
- Tropicana Gardens
Tropicana Corporation Berhad



OFFICE

- Menara JLand
Johor Land Group
- Mercu Maybank
City Centrepoint Sdn Bhd



PROPERTY CEO

- YM Tengku Dato' Ab Aziz Tengku Mahmud
Chief Executive Officer



PURPOSE-BUILT

- PETRONAS Leadership Centre
PETRONAS Management Training Sdn Bhd
- The Linc KL
PPB Property Development Sdn Bhd



RESIDENTIAL HIGH RISE

- Parc3 @ KL South
Eupe Corporation Berhad
- Sunway Geolake Residences
Sunway Integrated Properties Sdn Bhd
- The Estate
Bon Estates



RESIDENTIAL MID RISE

- Queens Residences Q1
Ideal Gim Venture Sdn Bhd



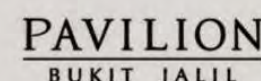
RESIDENTIAL LOW RISE

- Hijayu 2 – Resort Homes
Matrix Concepts Holdings Berhad
- Saujana Duta
IJM Land Berhad



RETAIL

- IOI City Mall
IOI Properties Sdn Bhd
- Pavilion Bukit Jalil
Kuala Lumpur Pavilion Sdn Bhd



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- Menara KWSP @
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