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Sime Darby Property Berhad (15631-P)

The 5,000-acre City of Elmina township situated along the Guthrie Corridor Expressway has been earmarked as the new growth corridor of the Klang Valley.

Home seekers eyeing quality living in the next boom area will find City of Elmina an exciting option.

Developed by Sime Darby Property, the impressive township, once completed, comes with full-fledged amenities including a 300-acre central park, 90km cycling and jogging track, shopping mall, education hub, healthcare and wellness centre, and two public transport lines.

City of Elmina has a gross development value of RM27 billion and is expected to be completed by 2040. It consists of four townships — the 1,088-acre Elmina East, 2,662-acre Elmina West, 1,000-acre Denai Alam and 250-acre Bukit Subang. Nature lovers will be happy to note that out of the 5,000 acres of land, 3,480 acres are reserved for green space.

Wellness a priority

In tandem with the vision to establish it as a “wellness and liveable” city, City of Elmina features a 300-acre Elmina Central Park located in the heart of the township. The park will be divided into five proposed precincts with different themes, namely forest park, cultural park, urban park, community park and sports park. Situated next to the 2,700-acre Subang Lake Dam Forest Reserve, it provides diverse facilities such as an arboretum, al fresco food and beverage stores, public art area, playgrounds and sporting fields.

Sime Darby Property's General Manager of Business Unit 1 Appollo Leong says the park is something very unique given its size and range of facilities as it aims to provide a space for residents to rejuvenate themselves amidst the pressure of urban life.

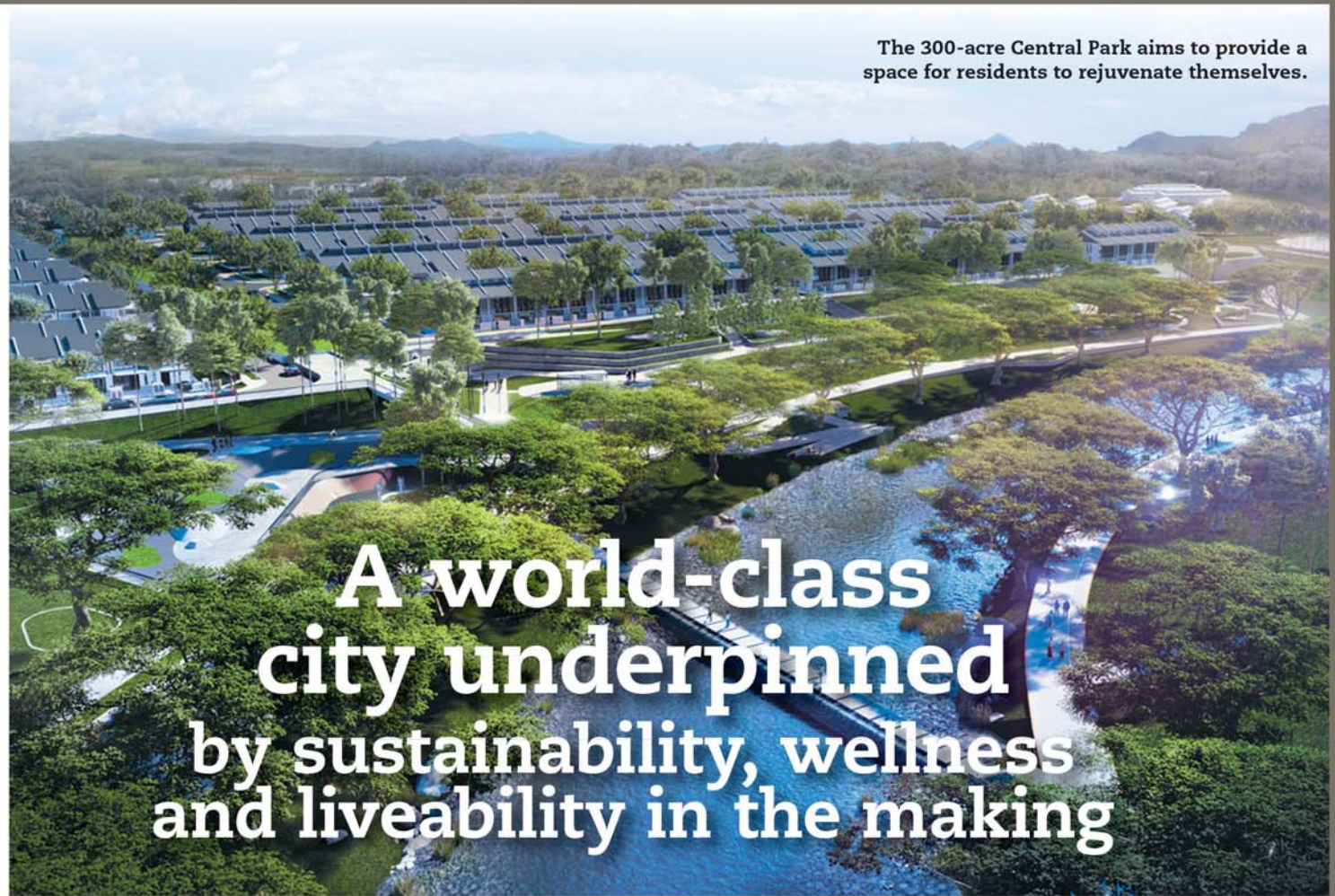
“We are putting a lot of effort and investment into City of Elmina,” says Leong.

Another notable feature of City of Elmina is the 90km cycling and jogging track, of which 25km has been completed so far. Being one of the longest tracks in the country, the track will provide a safe and uninterrupted cycling and jogging experience for residents with its off-road design and link bridges.

Strategically located and accessible

“A lot of people think the development is very far, but it actually takes only about 20 to 30 minutes from here to reach KL using the upcoming Damansara-Shah Alam Highway (DASH),” Leong points out.

The upcoming DASH will link City of Elmina to Penchala Link and connect the



The 300-acre Central Park aims to provide a space for residents to rejuvenate themselves.

A world-class city underpinned by sustainability, wellness and liveability in the making



We are putting a lot of effort and investment into City of Elmina. — Leong

development to Subang, Kota Damansara and Mutiara Damansara. It will only take approximately 20 minutes to get to Kota Damansara or Mutiara Damansara and about 30 minutes to get to KL.

“We are very well-connected now and the upcoming DASH is going to change the entire dynamics of this region with better connectivity,” Leong adds.

The development can be accessed via major highways such as the New Klang Valley Expressway, KL-Kuala Selangor Ex-



The latest 24' x 75' linked homes in Elmina Valley Phase 3 are now available for sale.

pressway, Guthrie Corridor Expressway and Federal Highway.

The accessibility and connectivity is expected to improve with the completion of DASH in early 2020.

The jewel to be unveiled soon

As the prime integrated development in City of Elmina, the 300-acre Elmina City Centre will comprise a transit-oriented development, a shopping mall, mass rapid transit (MRT) and light rail transit (LRT) stations, business park, shophouses, serviced apartments, townhouses and schools, among others.

An MRT station in Elmina City Centre will be established as an extension from the Sungai Buloh MRT station in the Sungai Buloh-Kajang MRT Line. This will connect the township to other parts of the Klang Valley and Bukit Raja, Klang. There will be another line extension from the

Shah Alam Stadium LRT station to Denai Alam and Elmina City Centre before going to the northern part of City of Elmina.

The MRT and LRT stations will form an interchange at Elmina City Centre, and Sime Darby Property will build a transit-oriented development with the interchange. The MRT and LRT stations have been approved under the Selangor Transportation Plan and when demand calls for it, the space for the construction of the stations by the Land Public Transport Commission has already been allocated.

Leong says earthworks on Elmina City Centre has started and the developer is currently talking with two mall operators to kick-start the shopping mall on a 20-acre site in the city centre. Construction will commence after discussion concludes in the next nine to 12 months, he adds.



The 90km cycling and jogging track in City of Elmina is one of the longest tracks in Malaysia.

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SPECIAL REPORT

TOWNSHIP DEVELOPMENTS

FINDING A PLACE TO CALL HOME

How do you find the right one from among the numerous township developments that are coming up?

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TOWNSHIP SPECIAL REPORT

1. Safety

This doesn't mean the entire housing estate needs to be all fenced up. Besides having trustworthy security patrolling and CCTVs, one can also make use of the landscaping such as planting ornamental bushes along the roads and walkways. Having broader walkways that provide ample space between pedestrians and traffic could also effectively enhance safety and security of the township.

**2. Community well-being**

There should be ample community recreational facilities such as parks, football fields, badminton courts, and swimming pools that facilitate sports and leisure activities, as these not only promote individual health but also build closer community bonds. There should also be shaded walkways and cycling paths that encourage residents to walk or cycle to their destinations within the township rather than driving.

**3. Liveability**

Well-planned townships should incorporate various components including amenities like schools and commercial projects that could house businesses that offer convenient services to the growing population. There could even be industrial areas that could create job opportunities and greater economic activities.

What makes a great township

BY TAN AI LENG



As the nation gallops towards being a developed country, more areas are being opened up into new townships. However, what sets these new developments apart from their predecessors?

Evidently, there is more to township planning than merely a large-scale housing area. The Malaysian Institute of Planners president Ihsan Zainal Mokhtar tells TheEdgeProperty.com that township planning needs a holistic view to ensure all the relevant components are intact in building a sustainable township.

He puts forth three aspects of township planning that a developer should focus on: the infrastructure, economic activities and community well-being.

An important element of infrastructure is easy accessibility. "We have seen some property developments that are located next to a highway but do not have direct access to them," he points out.

However, convenient connectivity does not just consist of a well-planned road network for vehicles, but for pedestrians and cyclists as well. Links for residents to reach public transportation points are important too.

Public spaces and common facilities can promote community well-being as they provide areas for residents to have recreational activities that could bring vibrancy to the community and encourage interaction.

He propounds that a well-planned township also makes use of every single pocket of land or space by turning it into a multi-functional space. For instance, a lake could be turned into a retention pond besides just being part of the landscape. A lake can also reduce the temperature of its surrounding.

"Another example is a green area that could serve as a herb garden or a vegetable farm. It could also help in retaining water in the soil as well as improve the overall environment," he says.

Let's take a look at some ingredients for a successful township development.

SOURCE: TheEdgeProperty.com | GRAPHICS: NURUL AIDA MOHD NOOR

4. Comfort

The homes themselves have to be of good quality and be comfortable to live in while being surrounded by a nice landscaped environment.

**5. Sustainability**

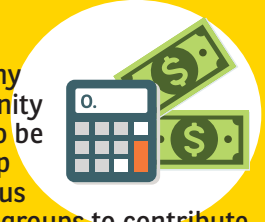
Sustainability can be looked at in terms of its liveability and vibrancy or its environment-friendliness. Green practices and features of the overall development can reduce maintenance cost in the long run while minimising its carbon footprint. Meanwhile, the availability of commercial activities and amenities in the development could in turn create more business (or job) opportunities, thus creating a vibrant place to live, work and play.

**6. Accessibility**

A township should have a road network that allows residents to reach their destinations within the neighbourhood in the shortest time. Besides that, having strategic entrances or exits that link to main highways or roads facilitates ease of access into and out of the township.

**7. Affordability**

A township shouldn't be only an exclusive development for a certain income group. A healthy community needs to be made up of various income groups to contribute to its vibrancy.



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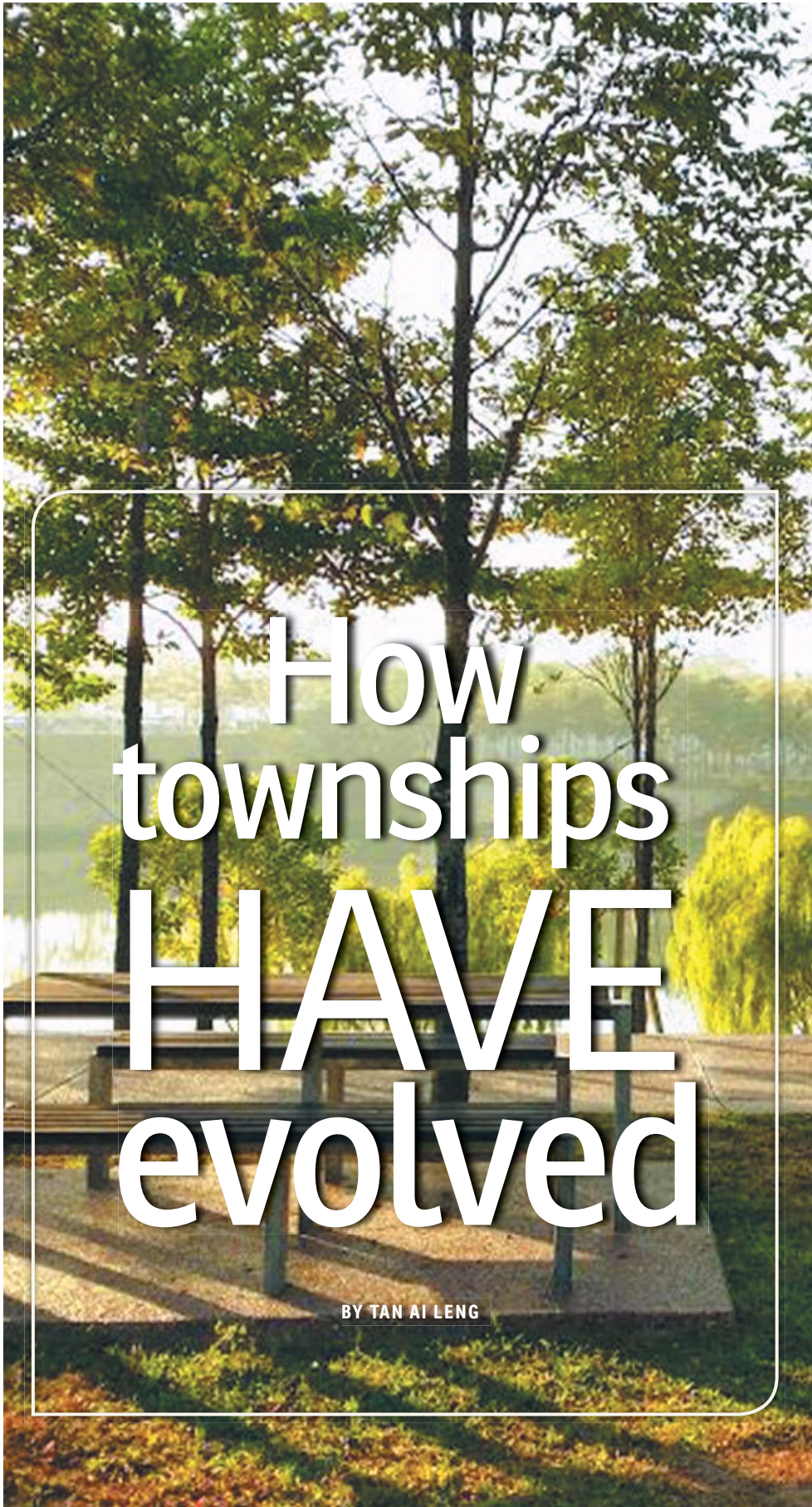
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SIME DARBY PROPERTY



BY TAN AI LENG

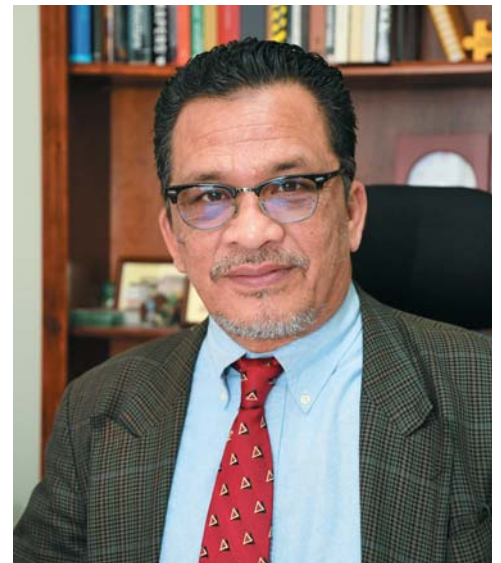


03

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“

Attractive and practical common areas for leisure and recreation can encourage community bonding”. — Ihsan



The new township developments that we are seeing today are a far cry from the old housing estates that many Malaysians have called home over time. Housing developments have certainly evolved over the years, in line with the growing affluence of the Malaysian population.

Today, almost every new township is planned to eventually be their own self-sustaining community that aims to provide a comfortable living environment supported by amenities and vibrant commercial activities.

The design of the homes itself and the overall master plan of the townships have certainly changed, but Malaysian Institute of Planners president Ihsan Zainal Mokhtar observes that although the designs and concepts today are very much different from the housing developments designed in the

'70s and '80s and earlier, the fundamentals of what people need in a home remain unchanged.

“Other than location, the living environment and safety are always in people’s minds when choosing an ideal place to live,” he tells TheEdgeProperty.com.

He notes that developers of the new and modern townships today understand this and often promote these basic elements to attract homebuyers.

Connectivity or accessibility from their homes to other areas is another major concern for property purchasers and therefore a crucial aspect of township planning especially today.

“Newer townships might be located in areas that many of us may not have heard of, but with good road planning and infrastructure, residents could easily access other places through highways. This has become a

TOWNSHIP SPECIAL REPORT



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05



06

DESA PARKCITY



07

game changer and makes the new township developments more appealing to buyers," he opines.

The urban sprawl may have forced new townships to be developed in suburban areas and previously undeveloped areas, but it also allows for space to construct comprehensive master-planned developments that offer various types of housing, amenities, infrastructure and other features that make for a "dream" place to live.

Taking into consideration the needs and wants of increasingly discerning homebuyers, the designs of houses in new townships today offer varied and innovative concepts — for example, replacing back lanes that we often see in old housing estates to a garden or outdoor space for the family to chill in. Many developers today are also adding more greenery and green building features into their projects such as ample

natural lighting and air ventilation, rain-water harvesting systems and fitted solar water heaters.

Ihsan observes that modern township developments also feature lush landscaping and various outdoor recreational facilities, such as walking and jogging paths, gardens and lakes, to encourage residents to come out and exercise or interact with other residents.

"The public spaces for residents to enjoy are important for community well-being as these spaces and facilities could create a lively atmosphere and attract future homebuyers to purchase property there," he adds.

Indeed, the new and modern township developments have a lot to offer, but older housing estates remain attractive as they are in well-established areas with mature road networks and amenities.

Ihsan notes that older housing estates

that offer various amenities and mature business environment as well as good accessibility to other areas are still in demand.

"However, their living environment could be improved," he says. "There are simple measures that can be carried out such as turning small pocket lands in the neighbourhood into gardens, painting the back lanes to showcase artistic murals, or just simply enhancing cleanliness. All these could elevate the overall environment," he suggests, adding that improved lighting could also help in preventing crime.

Be it old housing estates or modern day townships, Ihsan concludes that there is one fundamental need of homebuyers that will never change — a place where they can call home.

"It's not all about exclusivity or luxury. It's a safe and liveable environment that people are looking for," he says.

- 01 The field in Setia City Park, Setia Alam has become an activity place for the public.
- 02 With proper cycling or jogging paths such as the one in City of Elmina,, residents are more willing to step out of their homes and enjoy the outdoors.
- 03 Matured housing estates are close to various amenities but the narrow roads are insufficient to cater to increasing traffic usage.
- 04 Aside from recreational purposes, a lake could also serve as a retention pond and help to bring down the temperature of its surroundings.
- 05 Houses at Eco Sanctuary have no fences but feature an open garden concept.
- 06 An artist's impression of the Market Square in Tropicana Heights, the commercial centre for the township
- 07 A well-planned recreational lake with various facilities as well as nice landscaping could be the key attraction of a township.



LOW YEN YEING | TheEdgeProperty.com

How FAR is far?

What may seem far today may not be so tomorrow

BY RACHEL CHEW

Property hotspots distance to Kuala Lumpur city centre

1. Semenyih

Popular routes	Jalan Semenyih › Pintasan Kajang-Semenyih bypass › Grand Saga Highway › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi	Jalan Semenyih › SILK › KL-Seremban Highway › Jalan Istana › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi	Jalan Semenyih › SILK › BESRAYA › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi
Distance (one way)	40km	44km	46km
Travel time without traffic (one way)	45 min	48 min	50 min
Toll fees (one way)*	<ul style="list-style-type: none"> • RM1.30 Grand Saga: Batu 9 toll • RM1.30 Grand Saga: Batu 11 toll 	<ul style="list-style-type: none"> • RM1.80 SILK: Bukit Kajang • RM1.80 SILK: Sungai Ramal • RM1.80 PLUS: Kajang to Sungai Besi 	<ul style="list-style-type: none"> • RM1.80 SILK: Sungai Long • RM2 Besraya: Mines North

* Toll fee source from Malaysian Highway Authority as of July 21

2. Telok Panglima Garang

Popular routes	Jalan Klang Banting › SKVE › ELITE › SPRINT › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi	Jalan Klang Banting › KESAS › Subang-Kelana Jaya Link › Federal Highway › Jalan Syed Putra › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi	Jalan Klang Banting › KESAS › Persiaran Kewajipan › NPE › Jalan Bangsar › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi
Distance (one way)	60.7km	53.2km	52.6km
Travel time without traffic (one way)	57 min	1h 6 min	1h 7 min
Toll fees (one way)*	<ul style="list-style-type: none"> • RM2.70 SKVE: Telok Panglima Garang to Saujana Putra • RM2 SPRINT: Damansara 	<ul style="list-style-type: none"> • RM2 KESAS: Kemuning 	<ul style="list-style-type: none"> • RM2.30 NPE: PJS 5 • RM1 NPE: PJS 2

The golden rule of property — “location, location, location” — has become almost a cliché. However, does location really take top priority these days?

Take a stroll through the green central park in Desa ParkCity located at the border of Kuala Lumpur’s Kepong and Selangor’s Petaling Jaya. Do you know that it is located at the farthest point of Kepong town centre and Petaling Jaya? It is also about 20km away from KL city centre.

When Perdana ParkCity Sdn Bhd announced the master development plan for the 473-acre quarry wasteland some 15 years ago, no one seemed convinced because master-planned township projects were fairly new to the market back then. Then was also when most people believed in location and distance to KL city centre as the primary selling point for any property project.

Today, Desa ParkCity is well connected via major highways such as the Damansara-Puchong Highway, Middle Ring Road 2 and Penchala Link.

The township has also become the model for many new master-planned township developments in the country. It has certainly turned a negligible part of Kepong around and lifted its stature in the eyes of homebuyers.

Another example of how a successful township can be created seemingly “far away” from the city is Setia Alam in Shah Alam, Selangor by developer S P Setia Bhd. Situated about 38km to the west of central KL, the 2,525-acre integrated township development, which began in 2004, is about 70% developed so far. The freehold township will eventually house over 30,000 residential and commercial properties, shopping malls, convention centres, medi-

cal centres, international schools, offices and green spaces.

One of the keys to Setia Alam’s success was the RM200 million North Klang Valley Expressway (NKVE)-Setia Alam interchange that opened in 2006, which improved accessibility to Setia Alam tremendously. Besides the NKVE-Setia Alam Link, the township is also accessible via the Federal Highway, Jalan Meru, New North Klang Straits Bypass and Shah Alam Expressway (KESAS).

These developments have proven that a good master plan that also considers accessibility is critical to the success of a township development, taking precedence over the location itself. In today’s context, as urban development cost continues to escalate with land for development becoming increasingly scarce,

we have seen more large-scale township projects being launched further away from city and town centres.

From bucolic towns to vibrant hotspots

Let’s take a look at some of these once-quiet areas in the Klang Valley and Greater KL that some may consider to be “far away” in terms of distance from KL city centre. However, these areas’ potential is too great to ignore and one could only conclude that they may not be that far away after all, thanks to their growing accessibility and improving public transport infrastructure. What’s more, many of the new townships coming in these areas are all planned to be self-contained townships that will provide almost everything within easy reach of their future residents.

The areas along the Guthrie Corridor Expressway have been earmarked as a growth corridor.



SOURCE: Google Maps | GRAPHICS: NURUL AIDA MOHD NOOR

3. Seremban

Popular routes	Lebuhraya Seremban – Bukit Nanas › PLUS › KL – Seremban Highway › Jalan Istana › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi	Jalan Tun Dr Ismail, Seremban › Pintasan Kajang-Semenyih bypass › Grand Saga Highway › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi
Distance (one way)	70km	71.2km
Travel time without traffic (one way)	1h 18 min	1h 38 min
Toll fees (one way)*	• RM7.20 PLUS: Seremban to Sungai Besi	• RM6 LEKAS: Setul to Kajang Selatan • RM1.30 Grand Saga: Batu 9 • RM1.30 Grand Saga: Batu 11

The Sungai Buloh-Kajang MRT Line has made Kajang even more accessible.



SUHAIMI YUSUF | THE EDGE

Kajang

On the southeast of KL lies Kajang, familiar to many as the home of the popular Kajang satay. This old town is located 25km away from KL city centre and is known as one of the best places for foodie day trippers from the Klang Valley. Besides the various highways that lead to Kajang, the recent completion of the Sungai Buloh-Kajang MRT Line means that more people can now consider making Kajang their home even if they work in the Klang Valley. Indeed, Kajang has seen new residential projects launched and marketed to Klang Valley folk. One of the latest township developments in Kajang is Tropicana Heights by Tropicana Corp Bhd.

Tropicana Heights is a 199-acre freehold master-plan development with a huge green lung. The development is anchored by a 16-acre central park with a 750m linear lake. The development is well connected by the Kajang Silk Highway, North-South Expressway (NSE), South Klang Valley Expressway (SKVE) and Kajang-Seremban Highway (LEKAS).

Semenyih

Certainly no one can ignore Kajang's neighbour Semenyih. This peaceful suburb — popularly known for its natural outdoor attractions such as Broga Hill, Congkak

River Forest Recreational Centre and Sungai Gabai Waterfalls — is slowly emerging as a new property hotspot as overall development growth heads towards the south of Greater KL.

Numerous township projects have been introduced in the last six years, such as Setia EcoHill by S P Setia and United Malayan Land Bhd's (UMLand) 360-acre township in Mahkota Hills.

Situated in Semenyih South and next to the mesmerising Broga Hills, UMLand's freehold township offers a balanced mix of residential and commercial properties as well as amenities. The first phase, known as Albury @ Mahkota Hills, consists of 331 single-storey and 382 double-storey terraced homes on 52 acres of land while the second phase is offering the remaining 126 double-storey homes this August.

Located about 55km southeast of KL city centre, Mahkota Hills is accessible via the Cheras-Kajang Expressway and LEKAS.

Salak Tinggi

Salak Tinggi is about 60km away from KL city centre and 15km away from KL International Airport (KLIA) and KLIA 2. Its improved connectivity of highways and public transport such as the Express Rail Link (ERL) have encouraged

4. Salak Tinggi

Popular routes	Persiaran Pusat Bandar › PLUS › KL-Seremban Highway › Jalan Istana › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi	Persiaran Pusat Bandar › Pintasan Dengkil bypass › MEX › KL-Seremban Highway › Jalan Istana › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi	Persiaran Pusat Bandar › Lebuhraya KLIA Extension › KL-Seremban Highway › Jalan Istana › Jalan Damansara › Jalan Tun Sambanthan › Jalan Hang Kasturi
Distance (one way)	57.7km	58km	68.4km
Travel time without traffic (one way)	53 min	1h	1h 9 min
Toll fees (one way)*	• RM4.70 PLUS: Nilai to Sungai Besi	• RM3.50 MEX: Putrajaya	• RM4.30 PLUS: KLIA to Putrajaya • RM3.50 MEX: Putrajaya

more developers to develop in this suburb — one such example is Sunsuria City by Sunsuria Bhd.

Branded as an "Intelligent City, International Landmark", the unique selling point of the 525-acre Sunsuria City is not only the public transport connectivity, but also Xiamen University Malaysia.

The township development has a gross development value (GDV) of RM10 billion and comprises retail malls, condominiums, serviced apartments, commercial shophots, schools, parks, hotels and landed residential homes.

Other than the ERL, the township is currently also accessible via the North-South Expressway Central Link (ELITE) and Putrajaya-Cyberjaya Expressway.

Seremban

Further south into the next state of Negeri Sembilan, the capital Seremban has been given a facelift with new townships such as Seremban 2 by IJM Land and Bandar Sri Sendayan by Matrix Concepts Holdings Bhd.

Already many Seremban residents do not mind the travel up to Selangor and KL, be it for work or leisure, as they could reach KL in slightly more than an hour via the NSE and Seremban-Port Dickson Highway. They could also use ELITE and LEKAS or take the KTM Komuter.

Notably, there is a proposed stop in Seremban along the KL-Singapore high-speed rail (HSR) route, which is expected to be ready by 2022.

Spanning 5,233 acres of freehold land in Seremban, Bandar Sri Sendayan offers residential, commercial, institutional and industrial properties and amenities that include an international school. It is expected to have a population of 120,000. The township is located 16km away from Labu, where the HSR station will be located.

Meanwhile, Seremban 2 is IJM Land's flagship development in

Negeri Sembilan. It is a 2,300-acre self-contained township offering modern amenities and convenience of a city while maintaining the grace and serenity of a country atmosphere. To date, development in Seremban 2 is 90% completed with a population of 50,000. Seremban 2 is located 1km from the Seremban toll plaza and 4km from Seremban town. It is about 20km away from the proposed Seremban HSR station.

Guthrie Corridor

In Selangor, the areas along the Guthrie Corridor Expressway that links Shah Alam to Rawang have been earmarked as a growth corridor under the Selangor Vision City Plan spearheaded by Sime Darby Property Bhd.

One of the latest and most significant developments in Selangor Vision City and along this growth corridor is the massive City of Elmina township. Spanning 5,000 acres, it features full-fledged amenities including a 300-acre central park, 90km of cycling and jogging tracks, a shopping mall, two public transport lines, an education hub, and a healthcare and wellness centre. It is set to be the next self-contained township in the north of KL.

Among the earlier residential developments along the corridor were Bukit Jelutong and Bukit Subang, which have seen the houses there gaining strong capital appreciation over the years.

Kota Kemuning / Teluk Panglima Garang

The rapid development of and improved connectivity to Kota Kemuning, Selangor have been pushing up property prices there.

According to TheEdgeProperty.com data, the average transacted price of residential properties in Kota Kemuning has grown 35% from 2012 (RM297 psf) to 2016 (RM401 psf).

Subsequently, the areas in Teluk Panglima Garang, south of Kota Kemuning, have seen the emergence

of new residential developments by some of the country's leading property developers. Offering mid-to high-end homes aimed at new homebuyers and upgraders, these developments include Tropicana Aman by Tropicana, Bandar Rimbayu by IJM Land and Eco Sanctuary by Eco World Development Group Bhd.

The 863-acre Tropicana Aman is situated right next to Kota Kemuning. The township is designed as a walking and biking community where one can enjoy the convenience of vibrant commercial hubs, all anchored by an 85-acre central park.

Meanwhile, the 1,879-acre Bandar Rimbayu was introduced in 2013, consisting of four precincts offering a good balance of residential and commercial properties as well as green spaces. There are 8.4 acres of lush greenery in the central park, which is well equipped with a neighbourhood square, football field, multipurpose court, futsal court, playground, jogging track and outdoor gym.

As for the 308.7-acre Eco Sanctuary, which was launched in 2015, it is an eco-themed luxury development that emphasises a green and healthy lifestyle. With an estimated GDV of RM8 billion, it comprises seven precincts and a commercial hub.

Currently, Kota Kemuning / Telok Panglima Garang is accessible via KESAS and Kemuning-Shah Alam Highway. With the opening of the Saujana Link next year, these places will be connected to ELITE and SKVE, enabling easy access to Puchong, USJ, Subang Jaya as well as Cyberjaya and Putrajaya. One would even be able to reach KLIA in half an hour.

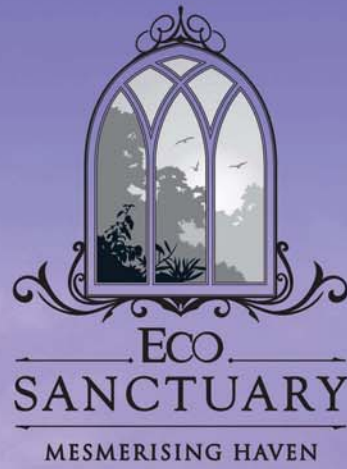
Distance is relative

For homebuyers today, connectivity and highway accessibility should possibly be among their top considerations in their purchase decision.

Some of the common factors shared by the above-mentioned township developments are their good accessibility via current or upcoming highways and interchanges, and even rail transport. The question homebuyers should ask today is not how far but rather how long it takes to get there.

The new township developments also offer extensive master plan and attractive lifestyle concepts. They offer mostly landed properties at relatively lower property prices compared with more established townships and they are all pretty accessible via highways.

We have done some homework for you by calculating the distance between KL city centre and four new township hotspots, namely Semenyih, Telok Panglima Garang, Salak Tinggi and Seremban. Using Google Maps, we found that you can reach KL city centre, if you really need to be there, at around 45 minutes to about an hour from three of these areas. Seremban, of course, may take a little bit more time. The timing is based on the use of the more popular routes during non-peak hours. However, considering the fact that Cheras folk may take more than an hour to get to Petaling Jaya on a normal working day, distance and journey time is therefore relative.



REINVENTING INTEGRATED LIFESTYLES

Magnificent residential precincts where nature and architecture shine; luxurious resort-setting homes with dedicated care and wellness services; a well-connected location south of Kota Kemuning. With qualities like this, it's no understatement that the Eco Sanctuary mixed township is one of Klang Valley's most desirable addresses.

At its heart is the 62-acre Eco Sanctuary City, a commercial hub with lifestyle shop offices and a strip mall imbuing the serene township with vim and vigour, where business, leisure, retail and tourism converge.



Eco Sanctuary Sdn Bhd (1076483-V)
EcoWorld Gallery @ Eco Sanctuary
Lot 41296, Persiaran Eco Sanctuary,
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Selangor Darul Ehsan.
GPS Coordinates: 2.946407, 101.541855

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Developer: ECO SANCTUARY SDN. BHD. (1076483-V) | Sales Gallery: Lot 41296, Persiaran Eco Sanctuary, 42500 Telok Panglima Garang, Selangor DE | Developer License No: 14050-4/10-2018/0779(L) | Validity Period: 08/10/2016 - 07/10/2018 | Advertising & Sales Permit No: 14050-4/10-2018/0779(P) | Validity Period: 08/10/2016 - 07/10/2018 | Land Tenure: Leasehold (99 Years - Expiry 09/11/2110) | Land Encumbrances: HSBC Bank Malaysia Berhad (127776-V) | Approving Authority: Majlis Daerah Kuala Langat (MDKL) | Building Plan Reference No: MDKL/JKB/2/4/1168 (15) | Expected Completion Date: Sep 2019 | Torre Villa (Type of Property: G1, G2, G3, G4, G5 - Double Storey Semi Detached); Total Unit: 160; Built-up: 2,940 sq ft (Type G1), 3,079 sq ft (Type G2), 2,903 sq ft (Type G3), 3,079 sq ft (Type G4), 3,037 sq ft (Type G5); Minimum Price: RM1,887,000, Maximum Price: RM2,756,400 | Cerro Villa (Type of Property: A1, A2, A3 - Double Storey Zero Lot Bungalow); Total Unit: 35; Built-up: 3,436 sq ft (Type A1), 3,288 sq ft (Type A2), 3,517 sq ft (Type A3); Minimum Price: RM2,870,000, Maximum Price: RM4,192,800 | Rico Villa (Type of Property: C1, C2, C3 - Double Storey Bungalow); Total Unit: 31; Built-up: 4,229 sq ft (Type C1), 4,127 sq ft (Type C2), 4,440 sq ft (Type C3); Minimum Price: RM3,734,000, Maximum Price: RM5,370,000 | Altimo Villa (Type of Property: D, E - Double Storey Bungalow); Total Unit: 17; Built-up: 5,230 sq ft (Type D1), 5,051 sq ft (Type D2), 5,950 sq ft (Type E1), 6,075 sq ft (Type E2); Minimum Price: Type D - RM5,284,000, Type E - RM6,479,000, Maximum Price: Type D - RM7,413,600, Type E - RM8,215,200 | Restriction of Interest: The land can be transferred, leased or charged with prior approval by the State Authority | 7% Discount for Bumiputra. The Parque Residences | Developer License No: 14050-3/10-2017/0892(L) | Validity Period: 23/10/2015 - 22/10/2017 | Advertising & Sales Permit No: 14050-3/10-2017/0892(P) | Validity Period: 23/10/2015 - 22/10/2017 | Land Tenure: Leasehold (99 Years - Expiry 09/11/2110) | Land Encumbrances: HSBC Bank Malaysia Berhad (127776-V) | Approving Authority: Majlis Daerah Kuala Langat (MDKL) | Building Plan Reference No: MDKL/JKB/2/4/1112 (13) | Expected Completion Date: October 2018 | Total Unit: 1088 (Block A, B, C, D, E & F), Block A - Total Unit: 82 (Type A), 15 (Type B), 20 (Type C), 7 (Type D), 21 (Type E), 21 (Type F), 21 (Type G), Block B - Total Unit: 82 (Type A), 15 (Type B), 20 (Type C), 7 (Type D), 21 (Type E), 21 (Type F), 21 (Type G), Block C - Total Unit: 98 (Type A), 18 (Type B), 24 (Type C), 8 (Type D), 24 (Type E), 24 (Type F), 24 (Type G) | Built Up Minimum: 516 sq ft, Maximum: 1,388 sq ft | Minimum Price: RM397,000, Maximum Price: RM1,097,800 | Type of Property: Condominium | Restriction of Interest: The land can be transferred, leased or charged with prior approval by the State Authority | 7% Discount for Bumiputra. All art renderings and photographs contained in this advertisement are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation. The developer reserves the right to alter, change or vary any information contained herein without prior notification. Whilst every care is taken in providing this information, the developer shall not be held responsible for any variations. For avoidance of doubt on all plans, layouts, information and specifications, please always refer to the Sales and Purchase Agreement.



Grandezza's grand entrance statement

A haven for lifestyle upgraders

Located in the southwest corridor of the Klang Valley, south of Kota Kemuning, lies the 308-acre Eco Sanctuary. The township development by Eco World Development Group Bhd (EcoWorld) is accessible via the Shah Alam Expressway (KESAS) and Kemuning-Shah Alam Highway (LKSA). With the opening of the Saujana Link next year, Eco Sanctuary will be connected to the North-South Expressway Central Link (ELITE) and South Klang Valley Expressway (SKVE), enabling easy access to Puchong, USJ, Subang Jaya, as well as Cyberjaya and Putrajaya. One would even be able to reach Kuala Lumpur International Airport in around half an hour.

Ho Kwee Hong, Divisional General Manager of Eco Sanctuary, says Eco Sanctuary residents will enjoy even greater accessibility following the completion of the first stretch of the West Coast Expressway (WCE) — linking Banting and Port Klang to Taiping — which is slated to be completed by early 2019.

Launched in 2015, this township is tapping on a total population of about 100,000 within a 5km radius, stretching across Kota Kemuning, Kemuning Utama and Bukit Rimau.

Lifestyle living

Eco Sanctuary is ideal for homebuyers who are looking to live in a community that provides lifestyle living and conveniences.

“As its name suggests, Eco Sanctuary is a haven or oasis — we want our purchasers to be mesmerised by the place they live in. To achieve this, we need to fulfil all their needs and wants, but at

prices they can afford,” says Ho.

The township comprises seven parcels, of which three will be for landed housing projects, three for high-rise residential projects and one for Eco Sanctuary City — the commercial hub of the township.

To create a tranquil and nature-infused ambience, as many as 700 mature trees comprising 50 species have been transplanted along the boulevards and main roads. Some of those trees will be transplanted to the gated-and-guarded residential parcels which have been launched. Furthermore, 30% of land in each residential precinct is allocated for green spaces.

So far, EcoWorld has launched Monterey, Terraza and Grandezza landed homes and The Parque Residences condominium.

All the residential precincts will be gated and guarded, with each having its own security guard house, entrance statement and a clubhouse for residents, where each is specially carved to meet the needs of different groups of upgraders.

“There are two types of upgraders — one looking for spacious homes that could represent their social status, and another one is made up of empty nesters who are currently staying in large landed homes, but are now looking for smaller lifestyle homes,” Ho explains.

For the first group, Eco Sanctuary offers various landed home choices from semi-dees to bungalows with a mix of layouts to suit one's needs.

The first landed housing project Monterey covers 66 acres and offers 353 units of semi-dees, zero-lot bungalows and bungalows, with sizes between 36 ft by 85 ft and 60 ft by 100 ft. They come with eco-friendly fittings such as solar hot water system and rainwater harvesting systems.

Meanwhile, the 47-acre Terraza comprises



The Parque Residences boasts 12 acres of greenery and landscape.

“Eco Sanctuary is not only building hardware, but also inserting the ‘software’ which fulfils the residents’ needs and wants. — Ho



358 units of double-storey terraced homes of 24 ft by 85 ft and 26 ft by 80 ft.

For those who want more exclusive homes, there is the final landed, gated-and-guarded precinct in Eco Sanctuary aptly called Grandezza.

Launched at the end of 2016 and slated to be ready in September 2019, the 68-acre Grandezza — with a gross development value of RM700 million — has the lowest density in the township with only 3.8 units per acre. It consists of only 260 units, of which 100 units are bungalows and 160 units are semi-dees.

“We have been very meticulous in the design and have provided the space for facilities, taking into consideration the residents’ current and future needs,” Ho notes.

For instance, some of the bungalows come with reflective pools and designated sentry posts for private security personnel. Each home also comes with a deep cantilevered balcony and a linear back garden of at least 30 ft.

For lifestyle upgraders

For those looking at upgrading their lifestyle while down-sizing, The Parque Residences will definitely capture their attention with its design concept and the “software” that EcoWorld is putting in.

The RM379 million development comprises two phases. The first phase was launched in 2016 with 594 units across three towers. The second phase will be launched in 2018 with 494 units.

The developer has allocated 12 acres of the 27-acre project site for green spaces and some 20,000 sq ft of space in the mid-rise condominium for as many as 25 wellness and leisure facilities.

“The facilities will include an entertainment or function room with gourmet kitchen that could accommodate 100 guests, fully-equipped gymnasium, reading corner, theme-park-like water playground, spa and steam room, and multipurpose sports court,” shares Ho.

For residents who like nature and outdoor activities, there is an outdoor gym, a 360-degree garden, herb garden, jogging path, forest park as well as fruit orchard.

In line with the wellness theme of the project, Ho says Eco Sanctuary has partnered with Managedcare, a wholly-owned subsidiary of Aged Care Group Sdn Bhd, to provide 24-hour nurse-on-call service and emergency medical assistance service for residents of The Parque Residences.

“Known as the Eco Sanctuary Care Hub, it is the first dedicated care and wellness service offered by a developer in a high-rise residential

project in Malaysia,” she says.

Besides the 24-hour emergency medical assistance, the care hub will also have part-time nurses and a caretaker service for residents who need help, for instance when an emergency arises at home, or when children or elderly parents fall sick or need care services.

The care hub will also have experts to provide professional consultation services or wellness programmes to the residents.

“This is the ‘software’ that distinguishes us from other projects,” Ho emphasises. The homes are slated to be handed over to their owners from 2018 while the entire township is estimated to be completed in 2022.

Eco Sanctuary is also an ideal development for Gen-X upgraders as well as Gen-Y first-time homebuyers, says Ho.

Eco Sanctuary City

Eco Sanctuary's upcoming commercial hub will be the 62-acre Eco Sanctuary City, comprising shopoffices, a shopping mall, office towers, a hotel and a convention centre. It is strategically located near the Saujana Link entrance.

Eco Somerset 1, a lifestyle shopoffice development at Eco Sanctuary City, was launched in April last year. About 70% of the 88 units open for sale were sold on the day of the launch.

“We will start construction of phase 1 of the mall this year. Named Sanctuary Mall, it will be based on a strip mall concept and will comprise over 50 retail units. The first phase is about 130,000 sq ft and we are looking at adding on another 500,000 sq ft in the second phase. We are targeting to open the mall by end-2018,” Ho says.

The development of phase 2 will begin two to three years after phase 1 and will see more commercial elements being integrated with the mall such as serviced apartments, offices and hotels as well as convention centres, she adds. She envisions Eco Sanctuary City to eventually be the commercial hub for the township and for the surrounding areas.

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CREATING TOMORROW & BEYOND

Launched in 2006, BSS is now home to over 30,000 residents.

Bandar Sri Sendayan

— a sustainable living environment



Seremban may not have been an attractive place for homebuyers or property investors in the past, but with the emergence of new and modern township developments such as Bandar Sri Sendayan (BSS) by Matrix Concepts Holdings Bhd, this laid-back capital of Negeri Sembilan is now definitely on the radar of home seekers and investors.

Envisioned to be the next Damansara of Seremban, BSS was planned and designed as an integrated hub for people to live, work and play in a sanctuary-like environment.

The 5,233-acre freehold development is the flagship development of Seremban-based Matrix Concepts, which was incorporated in 1997 and listed on Bursa Malaysia's Main Market in 2013.

"BSS is a nature-inspired sanctuary, where over 20% of the total development is dedicated for orchards, green parks and individual neighbourhood gardens to promote a healthy lifestyle and community living," says Matrix Concepts chief sales and marketing officer Lim Kok Yee.

The developer has allocated 35% of the township for residential and recreational developments, 20% for Sendayan TechValley, 14% for the Royal Malaysian Air Force academic and training project, and the remaining 10% for commercial and institutional developments.

"These elements exemplify our vision for BSS of 'Nurturing Environments, Enriching Lives'," he highlights.

ALL SET TO GROW

Launched in 2006, BSS is now home to over 30,000 residents. Matrix Concepts anticipates the population to increase to more than 120,000 upon the township's completion by 2022.

According to the Department of Statistics, Seremban currently has a population of 536,147, which is projected to grow about 3% annually. It is estimated that the population could reach over 750,000 by 2020. Currently, Seremban and Nilai account for about half of Negeri Sembilan's total population.

"We anticipate good demand for our quality and well-designed homes which are offered from RM230 psf," he notes.

The self-contained township also features a 100-acre integrated central business hub with business activities catered to local needs, a 380,000-sq ft club called d'Tempat Country Club, offering various recreational facilities, and the d'Sora boutique business hotel, which is managed by Matrix Concepts.

"The good accessibility has attracted over 10 multinational companies such as Daihatsu, Mitsubishi, Hino Motors and Nip-



Resort Homes is poised to be an iconic precinct within the township.

pon Kayaku to set-up their plants in Sendayan TechValley, its industrial component," says Lim.

BSS is accessible via the Kajang-Seremban Highway, North-South Expressway Central Link and North-South Expressway (NSE). A new interchange along the NSE, just before the existing Seremban/Labu Toll, will eventually shorten the distance from Kuala Lumpur to BSS. In addition, the soon-to-be-completed KL International Airport Link will boost BSS' accessibility further.

With easy accessibility and ample work opportunities within the township, BSS has attracted not only locals but also

those from the Klang Valley. Lim observes that less than 40% of BSS buyers were from the Klang Valley before 2015. However, the number has increased significantly to 50% and 60% in 2015 and 2016, respectively.

After more than 10 years of development, most of the infrastructure and amenities are already in place, such as the Matrix Global Schools, Sendayan TechValley and d'Tempat Country Club. The facilities at d'Tempat Country Club include an Olympic-sized swimming pool, a children paddle pool, a gymnasium, an indoor children play room, a sauna and steam room, a 10-lane bowling alley, a bar lounge and a banquet hall for functions.

"The complete infrastructure and amen-

ities have made BSS more appealing to young prospective buyers. We believe the shift to BSS from the huge catchment within the Klang Valley will continue, as we are offering quality yet competitively priced properties," says Lim.

OFFERING SPACIOUS HOMES

This year, the developer has launched a variety of 2-storey superlink launches namely Suriaman, Resort Homes and Ara Sendayan, which were well received and sold within months of their launched dates. Due to the overwhelming response, the developer is now taking in registrations for the new phase at Resort Homes and Ara Sendayan.

Resort Homes will be offering 52 units of double-storey semi-dees measuring 50 ft by 100 ft. It is poised to be an iconic premier precinct within BSS, offering linear parks, barbecue areas, pocket gardens and water spouts.

EMPHASIS ON SUSTAINABILITY

For Matrix Concepts, sustainability is the most important element in township planning.

For instance, the developer has included Sendayan TechValley into the township planning to create job opportunities and attract private investments. Today, it has become an industrial hub that has attracted billions of ringgit in foreign direct investments (FDI) with various multinational manufacturing companies from Germany, France, the UK, Japan and China setting up their high technology manufacturing facilities there.

"Being an integrated township, we also provide quality private and international education choices, be it the well-equipped public schools within BSS or our full-campus Matrix Global Schools," Lim notes. Meanwhile, the green recreational spaces and d'Tempat Country Club were completed in 2015 to cater for residents' wellness and leisure activities.

"Our strength has always been our local knowledge in the places we develop in. With the determination of the state government to accelerate the economic growth in the state and to attract more FDI, we are confident that BSS will be a successful development," Lim enthuses.



“BSS has attracted Klang Valley buyers for its easy accessibility and promising master plan.” — Lim

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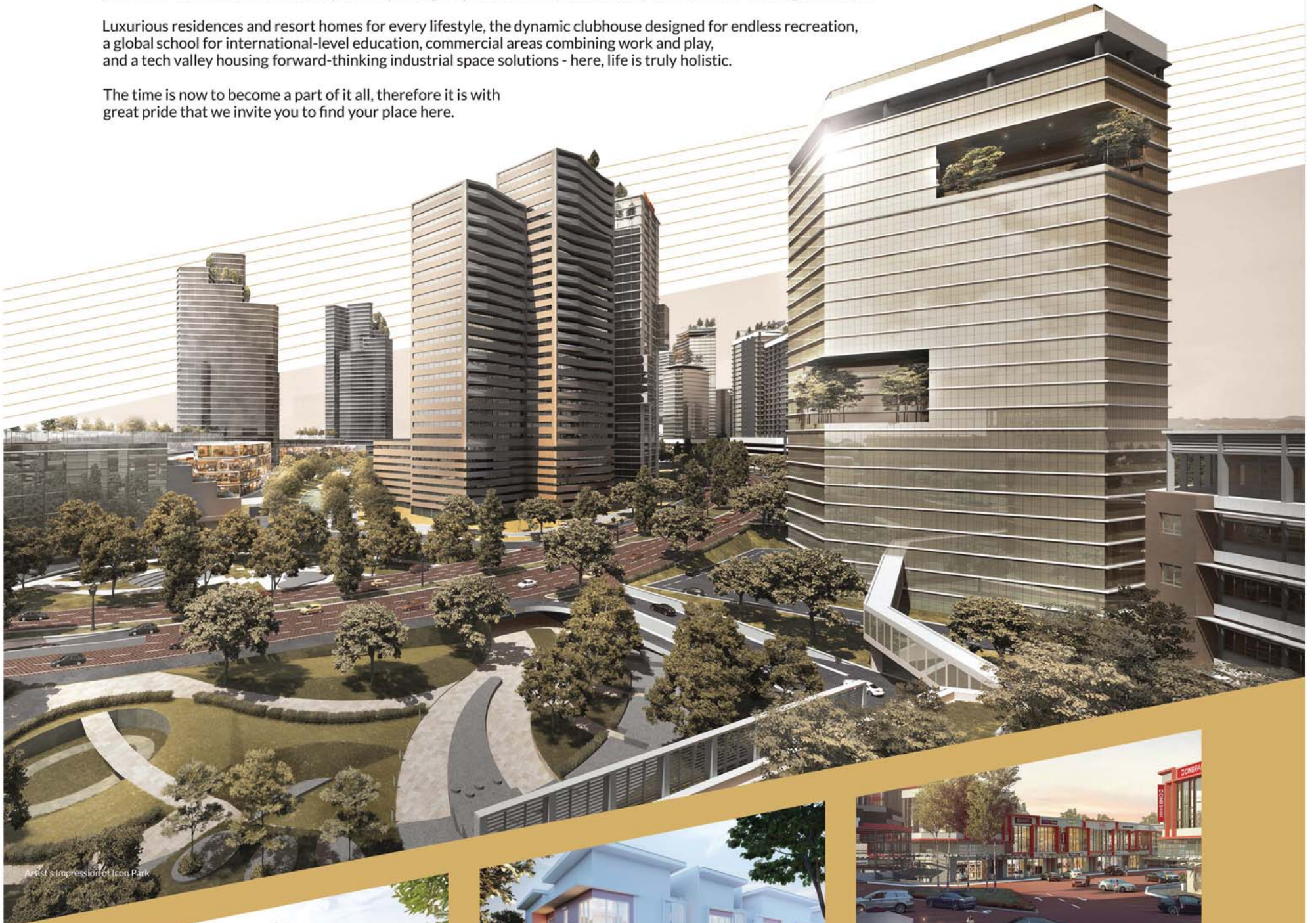
THE *Self-Sustaining City* IN SEREMBAN WHERE YOUR WORLD IS COMPLETE.



Like the true work of art that it is, the grand picture of Bandar Sri Sendayan in Seremban City is being progressively painted as the sustainable township encompassing all-you-need compositions fully functional for future generations.

Luxurious residences and resort homes for every lifestyle, the dynamic clubhouse designed for endless recreation, a global school for international-level education, commercial areas combining work and play, and a tech valley housing forward-thinking industrial space solutions - here, life is truly holistic.

The time is now to become a part of it all, therefore it is with great pride that we invite you to find your place here.



Artist's Impression of Icon Park



Actual Image

FELLONA

A collection of 2-storey superlink homes, featuring 4 bedrooms & 4 bathrooms

Lot size : 22' x 80'
Built-up size : 2,823 sq.ft.



Artist's Impression

VEONNA

Spacious and practical abodes with 2-storey superlink homes, offering 4-bedroom & 4-bathroom layouts.

Lot size : 22' x 80'
Built-up size : 2,780 sq.ft.



Artist's Impression

SENDAYAN METROPARK

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Lot size : 22'x 75'
Built-up size : 3,133 sq.ft.

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matrixconcepts

Hijau 3 - Fellona • No. Lesen Pemaju : 10613-24/12-2017/01091(L) • Tempoh Sah : 19/12/2015 - 18/12/2017 • No. Permit Iklan : 10613-24/12-2017/01091(P) • Tempoh Sah : 19/12/2015 - 18/12/2017 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Perbandaran Nilai • No. Rujukan : MPN 431/2089/2015/2 • Tarikh Djangka Siap : Oktober 2017
• Fellona 1 (RTDT-A) - 213 Unit, RM 769,888 (Min) - RM 1,338,848 (Max) • (RTDT-A1) - 18 Unit, RM 783,088 (Min) - RM 1,134,128 (Max) • Fellona 2 (RTDT-B) - 163 Unit, RM 769,888 (Min) - RM 1,277,528 (Max) • Surilaman 2 - Veonna • No. Lesen Pemaju : 10613-29/02-2019/0146(L) • Tempoh Sah : 25/02/2017 - 24/02/2019 • No. Permit Iklan : 10613-29/02-2019/0146(P) • Tempoh Sah : 25/02/2017 - 24/02/2019 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Perbandaran Nilai • No. Rujukan : MPN 431/2286/2016/2 • Tarikh Djangka Siap : April 2019 • Veonna 1 (RTDT-A1) - 94 Unit, RM758,888 (Min) - RM 1,193,528 (Max) • Veonna 2 (RTDT-A2) - 159 Unit, RM 758,888 (Min) - RM 1,377,548 (Max) • Sakatan-Sekatan Kepentingan : Tanah yang diberikan ini tidak boleh dipindahmilik, dipajak, digada melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. • All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sales and Purchase Agreement.



Desa ParkCity

— an exemplary township development



Plaza Arkadia
@ ParkCity
TownCentre

Desa ParkCity has certainly made a name for itself as one of the best master-planned township developments in the country.

It all started more than 15 years ago with the developer's determination to build a successful township based on a concept of a self-contained community that was still relatively unfamiliar in the country then.

"We introduced the first landed strata homes in the country and took great care of our quality and detailing to realise the vision to create one of the best community living spaces in the Klang Valley," says Datuk Joseph Lau, the group CEO of Perdana ParkCity.

Launched in 2002, Desa ParkCity is a freehold 473-acre township located 13km northwest of Kuala Lumpur city centre. The fact that it was once an active quarry mine did not deter the developer from dramatically transforming it into what is now arguably one of the country's most liveable and attractive master-planned community.

"The gated-and-guarded neighbourhoods within the community are seamlessly integrated with attractive public places, promoting walkability through lush green streetscapes to a comprehensive range of lifestyle amenities — including a resort-style clubhouse, a



Playground @ Central Park

picturesque central park, an active sports centre, a reputable international school, a modern medical centre, a thriving neighbourhood mall and a mixed-use regional centre," Lau enthuses.

As of today, Desa ParkCity has an estimated gross development value (GDV) of over RM5 billion and about 70% of developments fully completed. With 22 developments completed, 17 of them residential — comprising 2,888 dwellings, Desa ParkCity is now a place that 13,000 people call home while some 469 homes are currently under construction.

Also coming up in Desa ParkCity

is the 7.16-acre South Brooks. Comprising 920 condo units spread over two 40-storey towers, it has a density of 128 units per acre. Built-ups range from 876 sq ft (2-bedroom) to 1,535 sq ft (3-bedroom + 1 study). The indicative selling price is an average of RM700 psf. It has a GDV of RM780 million.

"On the retail front, our Waterfront mall continues to enjoy high occupancy. We will continuously look at enhancing the Desa ParkCity Community retail experience. Meanwhile, with ParkCity Medical Centre and because of the environment, facilities and walkability, quite a few parties have approached

us about developing independent living units for the elderly. We are exploring it but nothing is firm yet," says Lau.

The founding principles

"We committed ourselves to building a resilient, sustainable address that is a source of pride and enjoyment for its residents, and a symbol of enduring value for its partners and investors," he says.

The developer's core vision is to create a sense of place for people who value family, neighbourhood, community, connectivity and convenience — which make up the five pillars of the master plan's DNA. Perdana ParkCity believes in cultivating an environment that inculcates an atmospheric, safe neighbourhood with a great sense of community living. In order to create sustainable, healthy, safe and self-contained communities, careful place-making designs and facilities were implemented.

Building the ParkCity brand

"Besides Desa ParkCity, there are three other master-planned township developments, namely Marina ParkCity and ParkCity Eastwood, both in Miri, Sarawak as well as ParkCity Hanoi, Vietnam. We are also looking at another

master-planned township within the Klang Valley, but I can't share the details just yet," says Lau.

Marina ParkCity, a 550-acre township located in downtown Miri, will double the size of the Miri downtown area. "It will shape the future of Miri with a vision to expand Miri city towards the sea with a mixed-use master plan, setting a new benchmark for liveability and accessibility for all residents of Miri and the region. It is designed to signify the importance of creating lively, safe, sustainable and healthy cities," says Lau. "It will have shopping malls, shops, offices, a market hall, government centres, condominiums, an ocean promenade, public parks and civic anchors set in a pedestrian friendly and leafy environment," offers Lau.

Also located in Miri is the 2,146-acre ParkCity Eastwood township which has recently launched its first two phases of Melia Homes — 1,075 units of 2-storey landed PPA1M (Perumahan Penjawat Awam 1Malaysia) homes. The township is directly linked to the Pan Borneo Highway, which will connect Sabah, Sarawak and Brunei. Staying true to the ParkCity master plan's DNA, the development will comprise mixed commercial and residential projects with schools, parks, retail and other elements.

In Vietnam, ParkCity Hanoi is conceived to be a visionary 191-acre master-planned community with highly differentiated neighbourhood and home concepts. Expected to have 7,500 housing units, a town centre, public facilities and schools, it strives to serve the growing middle class and affluent groups in Hanoi. The second half of 2017 will see a few property launches in ParkCity Hanoi.

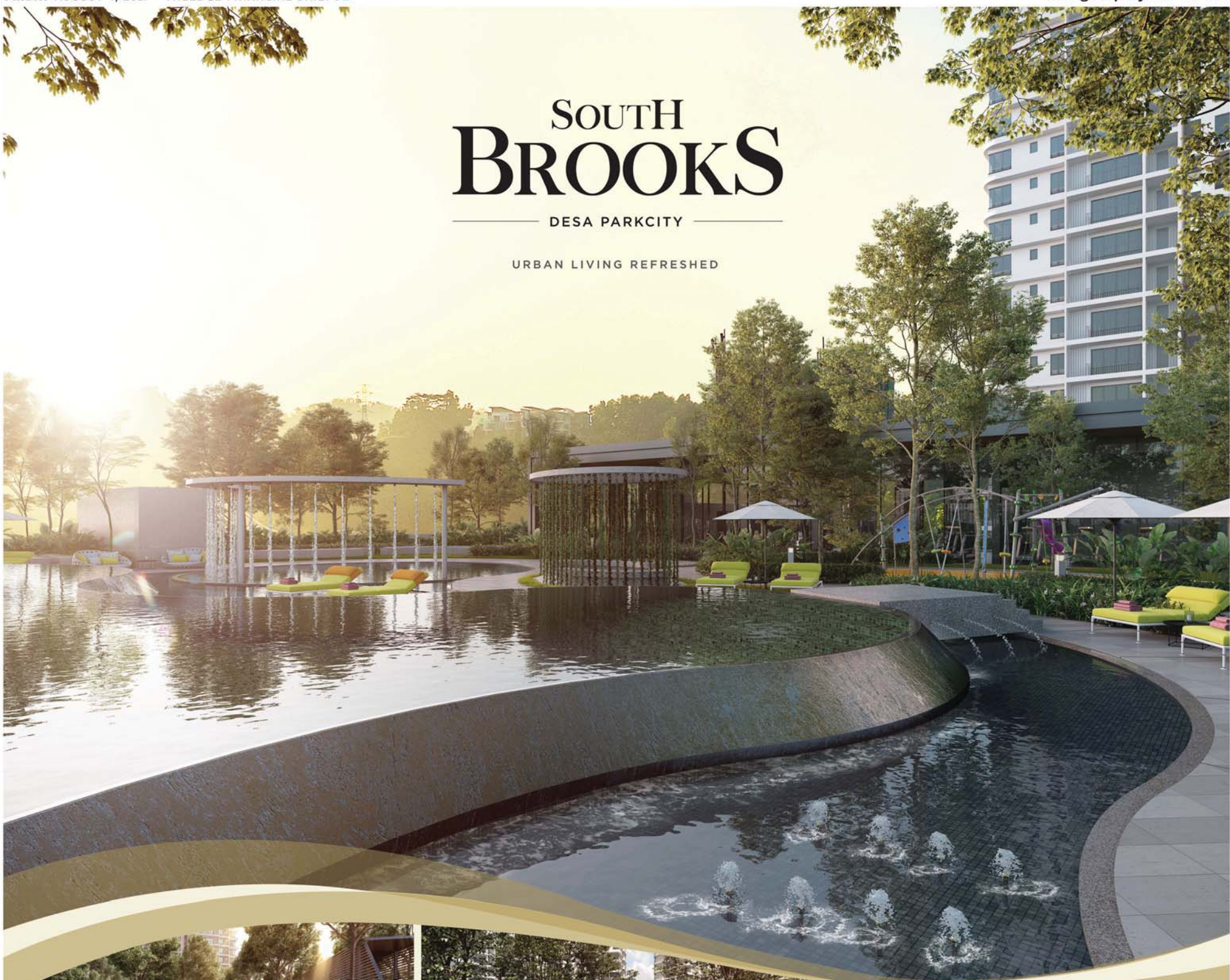
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Advertorial

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Throughout the years, IJM Land has won local and international awards for building well-planned, integrated townships that are self-sustainable, and creating thriving communities that will last well into the future.

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Neighbourhood features

Focusing on security, our residential parcels are designed in precincts/clusters with perimeter fencing, guard houses and controlled singular entries. Wherever possible, the nature-friendly principles of Crime Prevention Through Environmental Design (CPTED) are employed, e.g. separation of pedestrian walkways from motorised lanes with a green buffer zone.

Comprehensive amenities and facilities are around every corner to make your life easy. Commercial precincts, recreational parks, sports complexes, schools, shopping centres, government offices, and more. The spacious beautiful parks in

many of our townships have become the landmark of community events and activities – IJM Land Half Marathon, Rimbayu Run With Me, annual S2 carnival, treasure hunt, and festive celebrations.

Easy connections

Besides having a strategic location with multiple access points leading in and out, and closely surrounded by a network of major highways, our townships are also well-connected internally. Your daily commute is fast and safe, with Bandar Rimbayu's comprehensive jogging/cycling paths, Pantai Sentral Park's own interchange, Seremban 2's safe underpass, and The Light's proximity to the Penang Bridge. We

are also constantly improving our technological connection to the rest of the world - Bandar Rimbayu offers a high-speed broadband service that covers the entire township.

Sense & sustainability

We want our townships to be legacies for generations to come. Be it residential or recreational, our buildings strive to maximise natural resources and minimise energy use. All of our homes have great indoor ventilation, with some having solar-powered water heaters and rain harvesting systems. There are lots of open green spaces. For our residents, the feeling of always being in touch with nature is not a privilege, but a given.

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| Penang | • The Light Waterfront Penang 04-296 1333 1-16-01, Menara IJM Land, No.1, Lebuhr Tunku Kudin 3, 11700 Gelugor, Penang, Malaysia. |
| Selangor | • Shah Alam 2 03-3393 3103 Persiaran Puncak Alam 12, 42300 Bandar Puncak Alam, Selangor Darul Ehsan. |
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Setia Alam continues to enhance its liveability and value

Setia Alam is currently about 70% developed and will eventually house over 30,000 residential and commercial properties.

A successful township requires more than just good planning — it must go hand-in-hand with good execution to bring the plans to life. S P Setia Bhd's flagship township of Setia Alam is a testament to the developer's ability to translate drawings on paper into a self-contained, vibrant and sustainable township. In 2013, the township was awarded the World Prix d'Excellence Award for best master plan development by Fiaci (International Real Estate Federation).

The 2,525-acre township had its first launch back in 2004 and its first homes were handed over in 2006. Currently about 70% developed, the freehold township will eventually house over 30,000 residential and commercial properties. It is also home to S P Setia Corporate Headquarters, the winner of the Fiaci Prix d'Excellence Awards 2016 for best sustainable development.

According to Bandar Setia Alam general manager Tan Siow Chung, Setia Alam was planned based on the developer's total development philosophy of **livelearnworkplay** that emphasises holistic living. This has become the DNA for all the developer's subsequent townships.

"Live is the biggest component of this township. We have various homes that cater to people from all walks of life, from affordable homes and terraced homes, to semi-detached and exclusive villas," he says.

Security is given utmost priority to ensure minimal worries for Setia Alam residents. "Its safety and security aspects have been well-thought out since day one [of the development]."

"The township consists of both gated and non-gated guarded homes, but even at the non-gated precincts, there are security checkpoints located at their respective single-entry points. There are also hedges and streams, which not only make a nice landscape but also act as natural barriers," says Tan.

The gated-and-guarded homes as well as the affordable apartment developments are protected by perimeter fencing and 24-hour security patrolling. The more-exclusive villas have advanced perimeter intrusion detection system, CCTVs and double boom gate systems.

"We also have the S P Setia Auxiliary Police Force. So residents can have peace of mind," says Tan.

Fostering community living

The residential component comprises



The ideal would be to livelearnworkplay all in Setia Alam. — Tan

various precincts, each designed, planned and oriented in such a way that facilitates community bonding as well as to enhance security.

"The houses are organised around a Village Green that can be reached via landscaped pedestrian paths called Green Fingers. Each house is just a street away from the Village Green where residents can access a playground, kindergarten, community hall and surau.

"The Village Green concept enables line-of-sight monitoring of the community amenities, so neighbours share the responsibility of watching out for the children at the playground or elderly residents at the park," shares Tan.

The public parks in Setia Alam have brought home several accolades. The Urban Park received the Honour Award at the Malaysia Landscape Architects Award 2015 while the Wetlands Park took home the Special Honour Award in 2016.

Recently, in conjunction with the Hari Raya celebration, S P Setia adorned Setia City Park with LED lights, bringing the festive joy to the Setia Alam community. "We always like to share our pride and joy with the community here," says Tan.

Commercial and economic factors

Economic sustainability is an important factor in Setia Alam's value creation.

The world's largest rubber glove manufacturer Top Glove Corp Bhd has its corporate tower in Setia Alam. Another leading glove manufacturer Kossan Rub-

ber Industries Bhd recently decided to have their new corporate headquarters here as well.

"We plan to attract more large corporations and MNCs to set up office here to increase the vibrancy of our commercial hub. And with two convention centres in place, we also see the need for hotels to cater to those attending conferences," says Tan.

Upcoming commercial developments at Setia Alam include Setia City Mall phase 2, which will see construction begin this month (August). This development will also be linked to Setia City Residences for the convenience of residents of the service apartments block.

Meanwhile, the 41-acre National Institute of Health (NIH) is targeted to be completed this October. The complex will comprise office buildings, health management institutions, a medical research centre, facility blocks, a kindergarten and staff quarters.

Upon completion, it will house around 5,000 personnel from the Ministry of Health, and provide a conducive research environment for health and research practitioners.

Setia Alam also boasts several education institutions including both public and international schools such as SJK (C) Pin Hwa, SJK (Tamil) North Hummock, Sekolah Kebangsaan Bandar Setia Alam, Sekolah Menengah Bandar Setia Alam, Tenby International School, Idrissi International School and the upcoming Peninsula School, which is an international school offering Australia's Victorian Curriculum.

Continuous upgrading to enhance liveability

One of the current challenges faced in Setia Alam is the growth in traffic. "We have opened up the Meru Corridor. Currently, we have developed about 20,000 homes in Setia Alam but the North Klang Valley Expressway (NKVE)-Setia Alam Link is already strained," Tan says, adding that the infrastructure in Setia Alam also serves those in the surrounding areas. However, he hints that there will be upgrading works on the highway in the near future.

"There will also be the West Coast Expressway and the Damansara-Shah Alam Expressway, which will make it even more convenient for Setia Alam residents to go just about anywhere, besides improving connectivity and footfalls to Setia Alam," he adds.

Currently, besides the NKVE-Setia Alam

Link, the township is accessible via Federal Highway, Jalan Meru, New North Klang Straits Bypass and Shah Alam Expressway.

S P Setia has recently added about 380 parking bays for visitors to the township's popular "pasar malam", which is on every Saturday. It is the longest "pasar malam" in Malaysia, stretching 2.4km along Jalan Setia Prima A U13/A. The developer has also submitted plans to have a wet market north of Setia Alam.

Gearing up for more property launches

There will be several property launches in the township before the year ends including Rimba Villa — with 2-storey linked semi-detached homes — in a gated-and-guarded environment, double-storey terraced homes at Precinct 17 and 3-storey terraced and linked semi-detached homes in Precinct 11.

"We offer the full spectrum when it comes to home styles, sizes and prices. While Setia Alam offers a good entry point for first-time property owners, it also offers opportunities for current residents to upgrade their homes with minimal lifestyle and career adjustments," he says.

"We also have various types of Rumah Selangorku with built-ups ranging from 750 sq ft to 900 sq ft, all come with three bedrooms."

With the Setia 10:90 programme, purchasers pay 10% down payment for a property, and the remaining sum payable only after the property is completed.

"The ideal would be to **livelearnworkplay** all in Setia Alam. With all these going on, we foresee Setia Alam to scale to even greater heights. It boils down to good planning and execution," concludes Tan.

Visit Setia Alam's Sales Gallery at **Setia Alam Welcome Centre**
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Developer: **BANDAR SETIA ALAM SDN BHD** (566140-D)
Project Manager: **S P Setia Project Management Sdn Bhd** (246695-X)

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Setia

• Developer License No: 9246-81/06-2018/0415 (L) • Validity Period: 03/06/2016-02/06/2018 • Advertising & Sales Permit No: 9246-81/06-2018/0415(P) • Validity Period: 03/06/2016-02/06/2018 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No: MBSA/BGN/BB/600-1(PS)/SEK.U13/0101-2015 • Expected Completion Date: June 2020 • Total Units: 260 Units (Tower Adora), 260 Units (Tower Bella), 260 Units (Tower Carra) • Built-Up: 858 sq ft (Min); 1,221 sq ft (Max) • Price: Type A, B, C, D RM 644,000 (Min); RM 942,000 (Max) • 7% Discount for Bumiputra

Denai Alam is a 1,000-acre township within City of Elmina with a GDV of RM3.3 billion.

Denai Alam

— a gem along the Guthrie Corridor



Denai Alam is a low density township with lush green areas.



Denai Alam is a stone's throw away from a 2,700-acre forest reserve.



“A lot of people are unaware of this gem in the Klang Valley”.

— Heng

as the team was carefully outlining the right product that is able to complement the overall product offering in the entire City of Elmina.

“For example, our initial plan for Plot J1 was to build bungalows, but then we decided to build double-storey link houses. The link houses are expected to complement other products in City of Elmina, such as the recently launched Viana double-storey link houses and Tiana semi-dees in Elmina East, which is another township adjacent to Denai Alam,” he says.

Optimal liveability

With the wide array of amenities, excellent connectivity and lush green, low-density environment, Denai Alam is a mature township where one can work in KL city centre while enjoying a balanced lifestyle in the suburb, Heng stresses.

“The freehold landed homes in the township are only selling from RM700,000 onwards, making them a good buy for young buyers, double-income families, upgraders and investors,” he says.

“This is a place where people would love to stay. A lot of people were surprised by the beauty and liveability of Denai Alam when they first came here, saying that they were not aware that this place existed in the Klang Valley. This is really like a hidden gem in the sand.”

many parcels left for development. For those who have missed out on earlier launches, Sime Darby Property will be unveiling the remaining landed homes soon.

According to Heng, the developer will be launching the 390 units of landed houses on two plots of land — Plot J1 and Plot H1.

With a GDV of RM170 million, Plot J1 is sitting on a 23-acre freehold site. It comprises 228 double-storey link houses measuring 22 ft by 70 ft and 22 ft by 75 ft. Targeted to be launched in October or November this year, the houses will be selling from RM700,000 onwards.

Meanwhile, Plot H1 is a RM170 million development spanning 24 acres. It consists of 162 double-storey link houses and semi-dees, which will be unveiled after Plot J1. Prices for the 24-ft-by-80-ft double-storey link houses will start from RM850,000 while the 40-ft-by-80-ft semi-dees will be priced between RM1.6 million and RM1.7 million.

Heng says Sime Darby Property has not launched any phases in Denai Alam in the past four years

To avoid the stress of long daily commutes, many people choose to stay near where they earn their bread and butter. This works well for people who do not mind the constant buzzing and unceasing motion and activity.

On the other hand, there are those who prefer dove-like tranquility surrounded by nature. The only problem is that such luxury may be either too expensive or remote. However, a new development in the Klang Valley has shown that you can have your cake and eat it too.

Located in Shah Alam, along the Guthrie Corridor Expressway, Denai Alam presents expansive green spaces and adequate essentials for daily conveniences. While the city's din and drone is kept at a distance, the cherry on the cake is that you can still enjoy smooth commute to the city via its excellent connectivity.

Situated within the 5,000-acre City of Elmina, Denai Alam is a 1,000-acre township development with a gross development value (GDV) of RM3.3 billion. De-

veloped by Sime Darby Property, it consists of double-storey link houses, semi-dees and bungalows. The supporting amenities include schools, shophots, football fields, four pond parks, community halls, jogging and cycling tracks, a sports complex, mosque, police station and fire station, according to Sime Darby Property head of township Edward Heng. He adds that the shophots offer a wide range of goods and services, from banks to F&B.

Well-connected

One of the first priorities is to ensure that Denai Alam has excellent accessibility, says Heng. The township is serviced by the Guthrie Corridor Expressway, New Klang Valley Expressway, Shah Alam Expressway, Kuala Lumpur-Kuala Selangor Expressway and Federal Highway.

“The upcoming Damansara-Shah Alam Highway that is expected to be completed in early 2020 will shorten travel time from Denai Alam to KL, thus further enhancing the connectivity of the township,” he says.

The mass rapid transit and light rail transit stations are also part of its future plans.

Cooler environment

Heng notes that another key unique selling point of Denai Alam is the low-density living environment with vast greeneries.

Currently, it houses a population of 30,000 in 4,762 residential properties, while 390 units are in the pipeline.

He adds that Denai Alam offers a healthy and comfortable living environment as the temperature in the township is about one to two degrees Celsius lower than the city centre, thanks to the green spaces and the 2,700-acre forest reserve next to City of Elmina.

Besides the amenities in Denai Alam, residents also get to enjoy the 300-acre Elmina Central Park located in Elmina West as well as healthcare facilities in Elmina City Centre.

Last chance to own a unit

Denai Alam is about 90% completed to date and there are not

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Actual image of an existing park in Denai Alam.

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Sunsuria City

— a world-class satellite township

As times change, so do the needs of modern dwellers. Where once property buyers seek only a comfortable home, urbanites now look beyond just the living space itself. When it comes to choosing a property, many factors come into play. Apart from comfort, convenience and accessibility, buyers tend to gravitate towards developments that can fulfil all facets of their lifestyles — not only to live, but to work and play, too.

Taking into account all the elements required by the modern property buyer, developers have become increasingly creative and innovative in introducing integrated developments that appeal to discerning buyers. Among the latest to surface is Sunsuria City, the flagship master-planned township by Sunsuria Bhd.

A smart, sustainable and liveable township

Sunsuria recognises that identifying the right catalyst and content is key to a successful development that will appeal to the masses. “We are keen to create a refreshing and attractive environment that will draw footprints, including tourists, to the township, as this will further enhance the value and sustainability for both residents and investors of Sunsuria City,” says Sunsuria executive chairman Datuk Ter Leong Yap.

To successfully position itself as a catalyst developer and “content creator”, Sunsuria leverages a strong network and resources. Among them is the Xiamen University Malaysia, which is the main catalyst for Sunsuria City, together with Horizon Village Outlets and the Express Rail Link (ERL) network in this township.

Envisioned as a world-class satellite city, Sunsuria City is being meticulously planned to ensure that the different components of education, residential, commercial and recreational parks are seamlessly integrated.

To achieve this, the northern half of the township is dedicated to residential properties and lifestyle amenities, including the Horizon Village Outlets, the Korean-French Provence Village and commercial parcels such as Jasper Square.

Meanwhile, the southern half focuses on “action and recreation” to house social facilities. Among them are Xiamen University Malaysia, the transit-oriented development, mixed commercial properties, and Sunsuria City Celebration Centre — an interactive space with a festivities arena, a sensory garden, state-



“We are keen to create a refreshing and attractive environment that will draw footprints, including tourists, to the township. — Ter

of-the-art playground and an alfresco dining deck.

Every aspect of Sunsuria City is planned to embody the concept of “Smart, Liveable and Sustainable”, which define the characteristics of all Sunsuria’s developments. As a smart township, Sunsuria City is supported by intelligent infrastructure such as integrated super-speed broadband, smart security, and other ICT-ready living solutions.

To create a liveable township, Sunsuria places emphasis on community living where residents can mix and mingle through an extensive network of bicycle paths and walkways, coupled with bike-sharing services. The development also features lush recreational parks, dedicated cycling and pedestrian paths, and pockets of water features. Above all, Sunsuria City is built as a self-sustaining Green Building Initiative-compliant township that incorporates energy-efficient features to reduce wastages and preserve the ecosystem.

An opportune location

With a strategic location in Putrajaya South in Salak Tinggi, Sunsuria City is poised to become a new landmark in the region. The township development has a gross development value of RM10 billion and comprises retail malls, condominiums, serviced apartments, commercial shoptots, schools, parks, hotels and landed residential homes built across 525 acres of prime freehold land.

Sunsuria City’s location within the Greater Kuala Lumpur region puts it at a great advantage with ease of accessibility to a multitude of amenities. It is not too far away from KL city centre, while being close to neighbouring matured townships such as Kota Warisan, Bandar Baru Salak Tinggi, Putrajaya and Cyberjaya.

Accessibility is a breeze, with a direct link via an exit from the Putrajaya-Cyberjaya Expressway, which connects to the North-South Central Link

Expressway, as well as connections to a network of major highways, including the North-South Expressway and Maju Expressway, with the latter taking residents to KL city centre in just 48km.

Sunsuria City’s proximity to the KL International Airport also allows the township to be seamlessly linked to the ERL network, as it is located just next to the existing Salak Tinggi ERL station, which connects Sunsuria City to KLIA, KL Sentral and a plethora of hotspots.

Sunsuria City is built around the core of Xiamen University Malaysia, the first overseas campus of a Chinese university which spans 150 acres and caters up to 10,000 students. It is also nearby the upcoming retail haven of Horizon Village Outlets, where up to 150 luxury and casual brand outlets from around the world can be found under the same roof across 400,000 sq ft of shopping space.

On top of that, up to 40 universities and colleges are available within a 30km radius of Sunsuria City. The township is further served by a wide range of amenities such as schools, hospitals, police stations, fire stations, shopping malls and recreation centres.

Thriving commercial prospects

One of the very first few developments launched within Sunsuria City is Jasper Square, a freehold commercial development with a mix of 2-storey and 3-storey shopoffices. With a name that takes after the American pop artist Jasper Johns who is best known for his expressionist style, Jasper Square infuses a colourful atmosphere to the township.

Another exciting development that has been newly launched is Bell Avenue, a mixed development comprising retail and Small-office Home-office (SoHo) units. With a name inspired by the great inventor Alexander Graham Bell, Bell Avenue delivers an innovative concept with smart retail spaces and urban living features.

This 7.4-acre freehold development comes with 78 retail units and 478 SoHo units, offering great convenience and accessibility as the ERL train station, Xiamen University Malaysia and retail outlets are all within walking distance.

Curated living concepts

Sunsuria City offers a broad range of residential developments, from luxurious landed homes to high-rise units, to suit families of every size. The latest residence launched in 2017 is The Olive, a high-rise condo featuring 663 units across three blocks on 17.8 acres of freehold land. Named after the famed Spanish watercolour painter Ceferí Olivé, The Olive delivers a vibrant living concept within a community-centric and serene environment.

As the first high-rise development in Sunsuria City, The Olive enjoys a prime location at the township’s main entrance, which is adjacent to the Horizon Village Outlets and Xiamen University Malaysia. With a built-up of 818 sq ft, each unit comes with lifestyle facilities, lush landscaping and two dedicated car park lots.

Upcoming residential developments include a trio of landed residential homes, namely Monet Lily, Monet Garden and Monet Springtime. Drawing inspiration from the famous artist Claude Monet and some of his most well-loved masterpieces, these freehold residences are located within a gated-and-guarded community with 9 acres of lake and park as well as lush landscaping with themed gardens and playground.

Monet Lily consists of 211 units of 2-storey terraced homes with built-ups from 1,900 sq ft, while Monet Garden offers 360 units of 3-storey townhouses and a dedicated community clubhouse. Monet Springtime comprises 308 units of 2-storey terraced homes with three layouts starting from a built-up size of 2,100 sq ft.

Monet Residences will be launched soon. Register your interest at www.sunsuria.com or kindly contact 603-8750 7777 or 603-6142 2727 for sales and enquiries.

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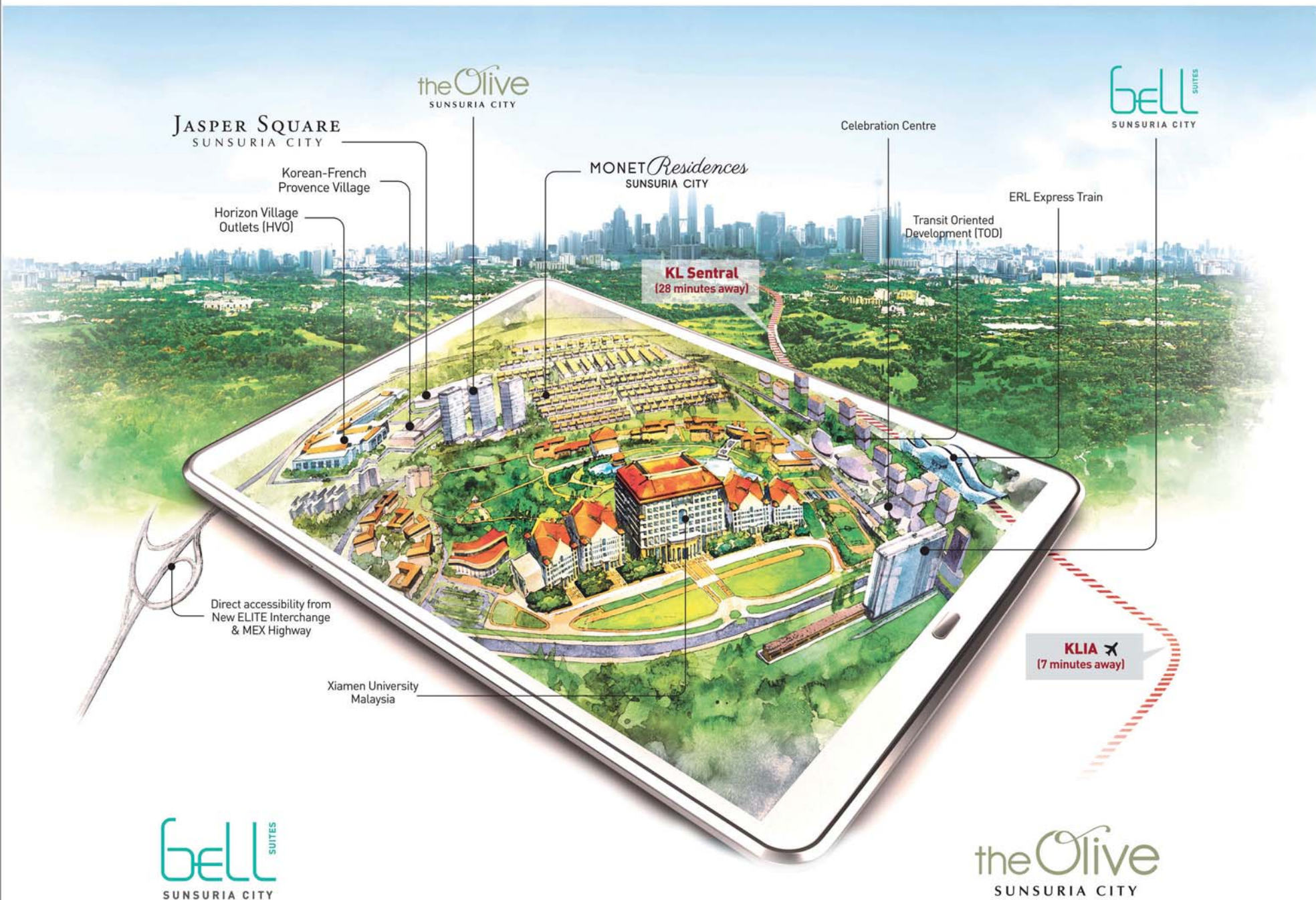
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Developer: Sunsuria City Sdn Bhd (1048895-A) Suite 8, Main Tower, Sunsuria Avenue, Persiaran Mahogany, Kota Damansara, PJU 5 47810 Petaling Jaya, Selangor Darul Ehsan
The Olive • Property Type: Condominium • Developer's License No: 14579-1/12-2016/0971(L) • Validity: 21/12/2016 - 20/12/2018 • Advertising & Sales Permit No: 14579-1/12-2016/0971(P) • Validity: 21/12/2016 - 20/12/2018 • Building Plan Approval No: MP/SPG.600-34/471 • Approving Authority: Majlis Perbandaran Sepang • Tenure: Freehold • Land Encumbrances: Charged to Public Bank Berhad • Expected Date of Completion: December 2019 • Total units: 663 • Total Carparks: 1,597 • Selling Price: RM 482,000 (Min) - RM 574,000 (Max) • Bumiputera Discount: 7%
Bell Suites • Property Type: SOHO • Developer's License No: 14579-2/03-2019/0241(L) • Validity: 31/03/2017 - 30/03/2019 • Advertising & Sales Permit No: 14579-2/03-2019/0241(P) • Validity: 31/03/2017 - 31/03/2019 • Building Plan Approval No: MP/Sepang.600-34/4/84 • Approving Authority: Majlis Perbandaran Sepang • Tenure: Freehold • Land Encumbrances: Charged to Public Bank Berhad • Expected Date of Completion: March 2020 • Total units: 478 • Total Carparks: 1,032 • Selling Price: RM 313,000 (Min) - RM 915,000 (Max) • Bumiputera Discount: 7%. The information contained herein is subject to change without notification as may be required by relevant authorities or the developer's consultants and cannot form part of an offer or contract. Actual built up of units may vary slightly from measurements given. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's consultants and/or relevant Approving Authorities. Terms and conditions apply.



The 16-acre Central Park in Tropicana Heights is the largest park in Kajang.

Fulfilling homebuyers' needs with Tropicana Urban Homes

With key infrastructure projects rolled out by the government and the efforts put in by renowned property developers in the country, more areas in Greater Kuala Lumpur are evolving into bustling and modern places for people to live.

A good example is Kajang, Selangor, which has seen three mass rapid transit (MRT) stations become operational in July, namely the Sungai Jernih, Stadium Kajang and Kajang MRT stations.

Thanks to the Sungai Buloh-Kajang MRT Line, the popular satay town is seeing numerous township developments coming up in and around Kajang.

Another growth area is the Kota Kemuning conurbation that is expected to be even more vibrant once the West Coast Expressway, which will connect Banting to Taiping in Perak, is fully completed in 2019.

In these two growth areas, there are two townships that have emerged as one of the most prestigious and desired addresses in their respective vicinities — Tropicana Heights in Kajang and Tropicana Aman in Kota Kemuning.

Both townships can be easily accessed through major highways and transportation hubs while offering an array of facilities and amenities, says Tropicana Corp Bhd group CEO Dato' Yau Kok Seng.

"Since the debut of the Tropicana Golf & Country Resort and Tropicana Indah Resort Homes in Petaling Jaya, we have established a unique DNA that sets our developments apart," he notes.

Besides being well-planned and self-contained, Tropicana's townships are designed to provide its communities with a holistic living experience with education, recreation and other amenities, and bolstered by beautifully landscaped environments consisting of lakes, parks and gardens.

For instance, both Tropicana Heights and Tropicana Aman have their very own central park. The parks are designed to enhance one's mental and physical wellness with fresh air,

open spaces, comprehensive facilities, walking and biking trails as well as lush greenery.

The residential and commercial components in Tropicana's townships are premised on accessibility, connectivity, innovative concepts and designs, generous open and green spaces, amenities, facilities, multi-tiered security, and quality.

For instance, Tropicana Heights will feature a commercial centre, dubbed Market Square, in the heart of the development, while Tropicana Aman will have a 198-acre retail and commercial area where residents can enjoy an urban lifestyle.

"Residents get to enjoy all the convenience and amenities of urban living but away from the hustle and bustle of the city. However, should they wish to travel out, Kuala Lumpur city centre and other parts of Greater Klang Valley are just a short drive away," Yau adds.

The education component is another key feature of the townships. Both townships will be welcoming new schools including Tenby International School in Tropicana Aman. Besides meeting the needs of residents, the schools will add vibrancy to the township.

The Tropicana Urban Homes

In order to encourage homeownership among buyers today, Tropicana will be unveiling the Tropicana Urban Homes collection at the two award-winning townships in the fourth quarter of 2017 (4Q2017).

The collection of modern homes is based on the premise that homes can still be trendy, comfortable and practical without a hefty price tag, offers Yau.

To be located within a Tropicana master-planned development, Tropicana Urban Homes will provide three key benefits to residents: a sense of identity and belonging; immediate access to amenities and the wider benefits in these townships; and a seamless cohesion of life, work, family and social spaces.

"When access to quality and reason-



Tropicana Urban Homes offer a wide range of facilities.

bly priced homes defines the way a generation lives or stops them from realising their needs and wants, a creative solution is required — in this case, Tropicana Urban Homes," he says.

A class above affordable homes, these modern apartments will offer a space where life's basic needs are met but also designed to be versatile, current and with condominium-standard attributes, security and facilities.

The homes cater to young buyers who are priced out of the traditional property market, middle-income professionals, aspiring homebuyers and new families, notes Yau.

"This market segment desires fulfilling lifestyles with stylish design and good finishing but at an accessible price tag," he says.

Under the Tropicana Urban Homes collection, first up will be Aman 1 in Tropicana Aman and Heights 1 in Tropicana Heights.

Heights 1, Tropicana Heights

Located on a 5.66-acre site in Tropicana Heights, Heights 1 is a mixed development surrounded by the township's comprehensive amenities.

The 199-acre freehold Tropicana Heights is anchored by a 16-acre Central Park with a 750m long linear lake, seamless pedestrian walkways and its very own 2-acre Recreational Hub and Market Square, all of which are complemented by beautiful landscaping and parkland views.

The amenities in the township are just a walking distance from Heights 1, thus enabling future residents to relish in all the convenience of urban living.

Access-wise, Tropicana Heights is linked to four major highways — Kajang Silk Highway, North-South Expressway, South Klang Valley Expressway and Ka-

jang-Seremban Highway.

With a gross development value of RM423 million, and with an MRT and KTM transportation hub in operation 4km away, Heights 1 comprises two blocks of 35- and 36-storey serviced apartments housing 1,025 units and a retail podium consisting of 16 retail shop lots. Construction is expected to be completed in four years' time.

The serviced apartment units have built-ups ranging from 449 sq ft to 1,783 sq ft. They come with practical layouts to suit the needs of families. Prices are as low as RM236,000.

Heights 1 will offer a wide range of facilities for its residents including a basketball court, wading pool, swimming pool, children's playground, lounge, multipurpose hall, gymnasium and BBQ pits.

Aman 1, Tropicana Aman

Over at Tropicana Aman, Aman 1 will offer 766 condominium units across four 18-storey blocks. The units will be in line with the concept of Tropicana Urban Homes and come with accessible prices without compromising on wholesome lifestyle offerings.

There are two types of layout — Type A (870 sq ft) and Type B (1,000 sq ft). Both offer a bright, practical and functional layout, suited to young professionals and starter families. Aman 1 is slated to be launched in 4Q2017 and targeted to be completed in four years' time.

The 863-acre Tropicana Aman is situated next to the growing neighbourhood of Kota Kemuning. The township is designed as a walking and biking community where one can enjoy the convenience of vibrant commercial hubs within the township, all anchored by the 85-acre Central Park.

The Central Park offers a 7km walking and biking trail with accessibility via 10 link bridges and 17 beautiful pavilions surrounding a lake. The 10-acre Tenby International School campus will have a capacity for 1,800 students and is expected to have its first intake in September 2018.

Tropicana Aman can be easily accessed through six major highways, namely Lebuhraya Shah Alam, the Federal Highway, Lebuhraya Kemuning Shah Alam, Expressway Lingkar Tengah, South Klang Valley Expressway and the up-and-coming West Coast Highway.



The commercial component in Tropicana's township is premised on accessibility, connectivity, innovative concepts and designs to provide an urban lifestyle for residents.

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Actual show unit photo

UMLand upbeat on Semenyih

Mention Semenyih and many will probably think of the scenic Broga Hill or the Nottingham University (Malaysia campus). Beyond these major landmarks, the once-quiet town south of Greater Kuala Lumpur has seen various property developments taking place in recent years.

Among the plans announced was the Malaysia Vision Valley project under the 11th Malaysian Plan, covering technology, logistics, education, health, tourism and sports. It is expected to create some 1.35 million jobs by 2035 and attract investments of more than RM417.6 billion by 2045.

Not too far away is the Cyber City Centre in Cyberjaya that carries a gross development value (GDV) of RM5.35 billion and the Kuala Lumpur International Airport (KLIA) Aeropolis, which is expected to attract a GDP contribution of some RM30 billion until 2031, aside from the creation of an estimated 56,000 jobs and playing host to the regional e-commerce and logistics hub of the Digital Free Trade Zone initiative.

New townships and other property projects are mushrooming in Semenyih and its surrounding area, riding on the upcoming infrastructure developments and economic drivers that are in the pipeline. These developments will enhance the desirability of the area, leading to strong demand and capital appreciation for homes in the Semenyih South area, according to United Malaysian Land Bhd (UMLand), one of the developers there.

"We chose to develop houses in Semenyih South as it is located within the growth corridor of southern Klang Valley where various infrastructure developments and economic drivers have been planned. Mahkota Hills is located in the fringes of the Klang Valley but in the heart of all the upcoming infrastructure and economic zones. All those major initiatives will transform the area into a strategic location like KL's Golden Triangle in future.

"This is an important consideration for us. The housing market here is still

relatively affordable at around RM230 psf to RM290 psf but with the potential for value appreciation," says UMLand Mahkota Hills head of subsidiary Benjamin Lee.

Albury @ Mahkota Hills

The 360-acre Mahkota Hills is UMLand's first township in Semenyih South. Its first landed housing project there is known as Albury, which spans 52 acres of freehold land. It comprises 331 single-storey and 382 double-storey terraced homes with a total GDV of RM270 million.

The gated-and-guarded Albury features stylish residences with built-ups from 1,223 sq ft to 2,136 sq ft. Prices start from RM380,000.

Targeting first-time homebuyers, Lee says UMLand's decision to build single-storey homes at Albury is based on the developer's market study that showed a strong demand for such homes. The single-storey homes were launched as Albury 1 in 2015 and has been 95% sold. The first phase of Albury 2 comprising 256 units of double-storey homes were launched last year and has achieved 70% take-up so far.

According to Lee, the developer is looking to launch the second phase of Albury 2, offering the remaining 126 double-storey homes, this August. Prices will range between RM440,000 and RM560,000.

Buyers are free to choose from various layouts that will consist of three bedrooms and two bathrooms, or four bedrooms and three bathrooms.

"We are mindful of keeping the pricing affordable. Malaysians prefer living in landed homes and the strong demand for this property type will ensure future capital appreciation," he says. "Each home features efficient design and layout to ensure the spaces are fully utilised. Home owners can avoid doing any major renovation," he shares.

Lee adds that Albury at Mahkota Hills has been designed to appeal to the needs and aspirations of first-time homebuyers. "As such, we have factored in safety and connectivity, as well as trendy and conducive lifestyle facilities.

"Safety and security are paramount for our buyers so they can raise their family in a place where they feel truly at home. As

Each home in Albury features efficient design and layout to ensure the spaces are fully utilised.



Artist's impression

such, we have a designated police post and we have launched a pilot community policing programme with the Nilai Police Headquarters this February," he adds.

Extensive facilities for a wholesome living experience

Furthermore, noting that people today need to be constantly connected, UMLand will be laying fibre optic cables so that homebuyers will have ready internet access upon moving in.

Mahkota Hills also features a clubhouse. Facilities there include a multipurpose hall, surau, barbecue pits, swimming pool, children's pool, sauna room, playground, basketball court and gymnasium.

Moving forward, Lee shares that the developer will be focusing on sprucing up the environment, by coordinating landscape planning and rejuvenating the lakes and ponds. Plans are well underway to construct an iconic entrance arch to welcome future residents and visitors when they drive into Mahkota Hills.

More to come

UMLand has recently received the approval to further develop another 2,000 units of landed terraced homes in Mahkota Hills. These homes will be moderately sized and well-suited for families.

"The upcoming phase will cater to middle-income buyers and young families," Lee notes. Known as Woodbury, the development will consist of 356 landed homes with a modern Manhattan Chic theme.

"For the next phase of our launch, we will be upping the design ante by roping in award-winning architects to appeal to the discerning



We are mindful of keeping the pricing affordable.
— Lee

tastes of homebuyers. UMLand targets to launch the project by 2Q2018," he says.

He adds that UMLand has earmarked a 12-acre site for a hypermarket opposite the upcoming phase, right at the entrance of the township.

"UMLand's wholly-owned subsidiary Kia Ace Development Sdn Bhd will also be moving its office before 2H2018 to a 1.24-acre site at Mahkota Hills, overlooking a water body.

"The new office will have space for a 40-people strong team, a pavilion for a sales gallery and a café. In future, this site will be handed over to F&B operators with drive-thru concepts," adds Lee.

Commercial zone to enhance lifestyle

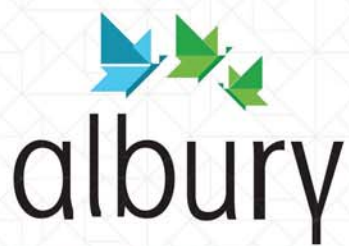
The Mahkota Hills township has also seen the launch of the first commercial zone there. Located directly opposite Albury 1, Albury 2 and the

clubhouse, the commercial hub will serve the needs of the Mahkota Hills residents.

The commercial hub, known as Albury Village @ Mahkota Hills, will have some 20,000 catchment population once the residential enclave of the township is fully completed.

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ALBURY AT MAHKOTA HILLS SALES GALLERY



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Selangor DE, Malaysia

Mahkota Hills Sales Gallery



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Holding prime position in the well-established Southern Corridor of Klang Valley, Albury at Mahkota Hills is accessible via the Cheras-Kajang Highway and the Lebuhraya LEKAS, interconnected with SILK and Plus Highway.

Here you are surrounded by pockets of schools, supermarkets, food outlets, banks and more.



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(A Subsidiary of UMLand)
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43500 Semenyih, SELANGOR

03 8723 2323 | 016 361 1002
Open Daily including Public Holidays
from 11:00AM - 7:00PM



PARCEL 1: Developer's Licence No: 14070-2/02-2018/0110(L) | Validity: 17/02/2016 - 16/02/2018 | Advertisement & Sale Permit No: 14070-2/02-2018/0110(P) | Validity: 17/02/2016 - 16/02/2018 | Total Unit: 173 Units | PARCEL 2: Developer's Licence No: 14070-3/05-2018/0339(L) | Validity: 17/05/2016 - 16/05/2018 | Advertisement & Sale Permit No: 14070-3/05-2018/0339(P) | Validity: 17/05/2016 - 16/05/2018 | Total Unit: 83 Units | Type of Property: Double Storey Terrace House | Expected Date of Completion: Oct 2017 | Land Encumbrances: Public Bank | Approving Authority: Majlis Perbandaran Nilai | Building Plan Approval No: MPN431/1559/2012/3 | Land Tenure: Freehold | Price: RM375,000(Min) - RM672,000(Max) | All information contained herein (including specifications, plan measurements and illustrations) are subjects to amendments, variations and modifications without notifications as may be required by the relevant authorities or developers consultants



Situated in Adelaide, Tonsley is the first mixed-use development to be awarded a 6-star Green Star-Communities certification under the Green Building Council of Australia's PILOT rating tool in the country.

Green townships GROWING AROUND the globe

BY SHAWN NG

Warnings on the diminishing resources on Earth due to overexploitation and pollution are nothing new. "The Earth system is under increasing threat: climate, biodiversity, ocean health, deforestation, the water cycle, the nitrogen cycle and the carbon cycle," Stockholm Resilience Centre executive director Johan Rockström said in the World Wildlife Fund's Living Planet Report 2016.

These threats are not just harming the biodiversity of the planet — which has shown a persistent downward trend since 1970 — but also billions of human lives that are at stake. A report by the State of Global Air initiative stated that as of 2015, air pollution is the leading cause of death on the planet and 92% of the world's population live in areas where the air is unhealthy.

Though counter-measures seem to be lagging behind the rapid downward spiral of the environment crisis, a few prime movers have taken it seriously enough to initiate change by building eco township developments. Even in Malaysia, the country's leading property developers are making great strides in building sustainable living environments in their property developments. But there is still much to be done and we can certainly learn from the efforts undertaken globally.

Here are five green townships from around the world that demonstrate how the people, governments and the real estate industry can create sustainable cities and towns for present and future generations.

Tonsley in Adelaide, Australia

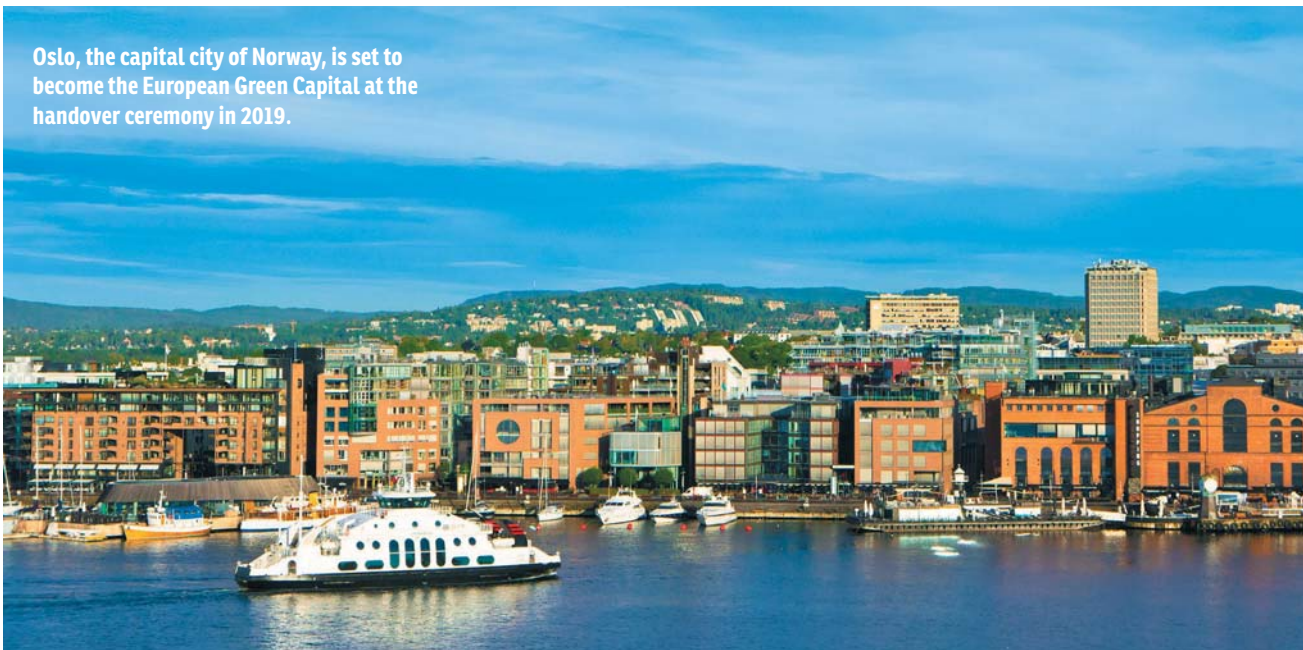
Tonsley is Australia's first innovation district sitting on a 61ha site in Adelaide. It is the first mixed-use development to be awarded a 6-star Green Star-Communities certification un-



Artist's impression of Integrated Industrial Township in Greater Noida, India



Oslo, the capital city of Norway, is set to become the European Green Capital at the handover ceremony in 2019.



Tonsley re-uses the former Mitsubishi Motors assembly building to create a mixed-use precinct with four urban forests.

der the Green Building Council of Australia's PILOT rating tool in the country.

According to the official website of Tonsley, 70% of the site has been allocated for high-value industrial and commercial businesses; 18% for 850 apartments and townhouses; 10% for educational facilities; and the remaining 2% for retail businesses.

Built on the former Mitsubishi Motors plant site, which included an 11ha Main Assembly Building (MAB), Tonsley is being developed with an investment of A\$253 million (RM864.39 million) from the South Australian Government and an estimated A\$1 billion (RM3.42 billion) from the private sector. The South Australian Government acquired the site in 2010 and became the master developer of Tonsley.

Launched in 2013, Tonsley is set to transform into a high-tech hub to create 6,300 jobs, and to house 1,200 residents and 10,000 students per year when it is fully completed by

2025, according to the government of City of Marion.

Tonsley has adopted various sustainability features, which helped the development clinch the 6-star Green Star-Communities certification, including connected walking and cycling paths for easy access to public transport, as well as communications infrastructure providing connected technology and a basis for a Smart Grid Energy system to further reduce ongoing energy costs and demonstrate a reduction in carbon emissions.

The most prominent feature is the adaptive re-use of the MAB as a mixed-use precinct with four urban forests inside the building. Solar panels are installed on the roof of the MAB to produce sustainable energy for tenants and communications infrastructure.

The move has prevented the loss of approximately 90,000 tonnes of carbon emissions embodied in its original construction. Its rejuvenation has avoided carbon emissions

of a scale equivalent to taking 25,000 average cars off the road for one year.

Integrated Industrial Township in Greater Noida, India

The Integrated Industrial Township is a flagship project for Delhi Mumbai Industrial Corridor.

Located approximately 35km from Noida City, the 302.63ha township is a joint-venture development between the central and state governments of India to create a sustainable and smart community.

With a total investment of around Rs33,031.4 crore (RM22.04 billion), the township is planned to generate a built-up space of around 6 million sq m, according to a journal by Sarvajani College of Engineering and Technology.

It will comprise 50.8% industrial area, 11.1% residential area, 6.3% commercial area, and the remainder will be green zones, water bodies, roads, utilities and existing structure.

The project is poised to be a catalyst for fuelling the growth of industrial development in the region by attracting skilled human resource to the industrial township and generating direct industrial employment for about 58,000 workers.

The Integrated Industrial Township adopts a model of a sustainable township with quality infrastructure that promotes a live-work-learn-play environment within the development.

The key planning and infrastructure strategies for the township include energy generation and management, water collection, waste management, urban culture and public space, as well as transport planning and mobility management.

The sustainability objective of the township includes low carbon emissions; allocating 32% of land for transportation, utilities and green or open spaces; reusing treated waste water for non-potable water demand; and utilising the construction waste generated during the township development for filling of roads and embankments.

Mumbai-based developer Shapoorji Pallonji Group was awarded the project on Jan 9, 2016, to be completed within two years. The developer began construction on March 11 last year and the work is expected to be completed by this year-end, according to The Times of India.

Oslo, Norway

Oslo, measuring 454 sq km, is the capital city of Norway. The city is surrounded by the Marka Forest, a nationally protected area, and the Oslo Fjord, both connected by a number of waterways.

Oslo's approach to conserving its natural areas and restoring its network of waterways is just one of the many reasons it won the European Green Capital Award for 2019.

The award is an initiative taken by the Association of Estonian cities and 15 European cities to recognise cities that are leading the way in environment-friendly urban living. Since 2010, the award has annually selected one European city, which fulfils three key objectives, as the European Green Capital of the year.

Oslo will officially become the European Green Capital at the handover ceremony in 2019, where Nijmegen, the winner for 2018, will pass on the title.

The European Green Capital Award jury was particularly impressed by the holistic approach demonstrated by Oslo, covering its biodiversity to public transport, social integration and citizen health, accompanied by the theme "City for everyone, putting people first".

CONTINUES NEXT PAGE



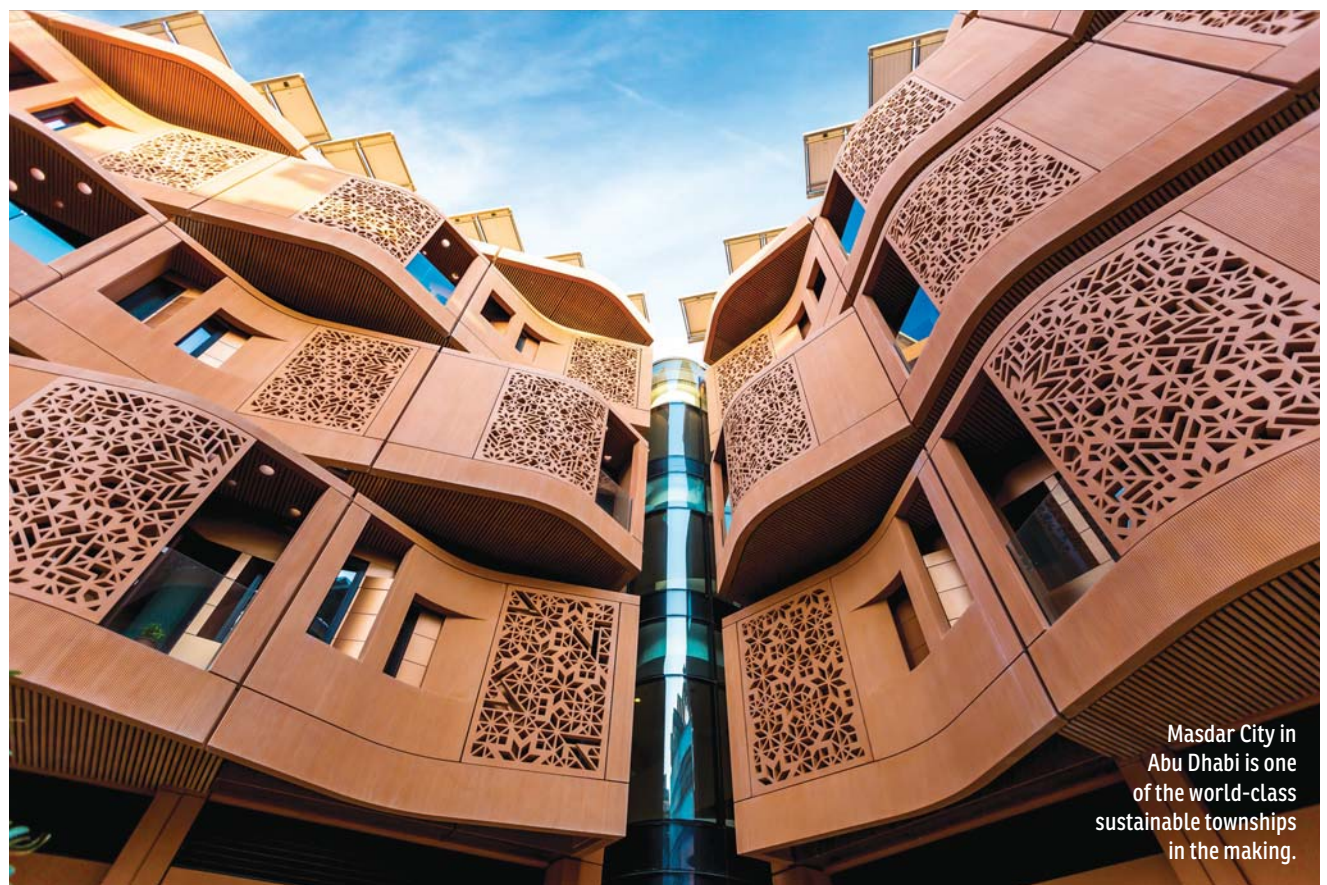
TOWNSHIP SPECIAL REPORT



Sino-Singapore Tianjin Eco-city is a 30-sq-km green township built on a former wasteland in Tianjin, China.



Sino-Singapore Tianjin Eco-city entails building a township with eco-friendly features such as 100% green buildings, renewable energy and green transport.



Masdar City in Abu Dhabi is one of the world-class sustainable townships in the making.

FROM PREVIOUS PAGE

The city was commended for working systematically to re-open its waterways, with 3,000 waterways re-opened so far. The jury also appreciated Oslo's active approach to connecting with its citizens particularly with the use of technology and innovation such as text message invitations to public consultations and politician "speed-dating". Oslo's objective to address common challenges such as reclaiming space for citizens instead of cars was also lauded.

Going forward, the city aims to cut emissions by 50% (from 1990) by 2020 and to be carbon neutral by 2050.

It has also introduced a range of integrated measures to achieve these ambitious targets — for example, by promoting zero-emissions transport. The city has become the "Electric Vehicle Capital of the World" with 30% of all vehicles now sold in the city being electric.

In 2016, the city introduced a "Climate Budget", an initiative consisting of 42 separate measures across three sectors: energy and the built environment, transport, and resources. Carbon dioxide emissions are now being counted the same way a financial budget would account for funding. The unique "Climate Budget" is one of the main initiatives that Oslo is driving to reach its goal of 50% emissions reduction.

Sino-Singapore Tianjin Eco-city in Tianjin, China

Sino-Singapore Tianjin Eco-city (SSTEC) is a 30-sq-km green township built on a former wasteland in Tianjin, China, developed by the China and Singapore governments.

Located 40 km from Tianjin city centre and 150 km from Beijing city centre, the site was once a wasteland comprising mainly salt pans, barren land and polluted water-bodies, including a 2.6-sq-km wastewater pond.

According to the SSTEC official website, the Chinese

government specified that it should be developed on the non-arable land with the aim of creating a practical model of a sustainable city for future urbanisation efforts in China and other countries.

SSTEC entails building a township with eco-friendly features such as 100% green buildings, renewable energy and green transport. It states 22 quantitative and four qualitative key performance indicators (KPIs) to guide its planning and development.

The KPIs include the proportion of energy utilised in the eco-city, which will be in the form of renewable energy, such as solar and geothermal energy should be at least 20% by 2020; air quality in the city should meet at least China's National Ambient Air Quality Grade II Standard for at least 310 days; and water from all taps should be potable.

With an estimated cost of RMB50 billion (RM31.83 billion), the township consists of various property developments including residential homes, a commercial area and a business park, according to previous news reports.

Broken ground in 2008, the township will take 10 to 15 years to be fully developed and to house 350,000 residents when completed.

SSTEC is now home to 70,000 people. Over 27,000 units or 90% of its apartments have been sold, according to The Straits Times report in June 2017, quoting Tay Lim Heng, CEO of Sino-Singapore Tianjin Eco-City Investment and Development Co Ltd — the master developer of the township.

There are currently 14 schools with over 7,500 students, and three community centres, two commercial complexes, restaurants, a hospital, a 5-star hotel and a budget hotel that are located within a 15-minute walk from residential projects.

As of June 2017, there are 4,966 registered companies with a total registered capital of RMB212.2 billion oper-

ating out of three completed business parks there.

Masdar City in Abu Dhabi, United Arab Emirates

Masdar City is getting a second life after some of its initial environmental goals fell short.

Initiated by the Abu Dhabi government in 2006, the US\$22 billion (RM94.18 billion) township had aimed to become the world's first zero carbon, entirely sustainable city in the middle of the Arabian desert. It held ambitious plans such as zero carbon emissions, a car-free cityscape, to be completely renewable-energy-powered and to have waste reduced to as near to zero as possible, according to the official website of Masdar City.

The prominent British architecture firm Foster + Partners produced the visionary master plan.

A decade later, the city found that it was unable to achieve the "zero greenhouse gas emissions" target and many deemed the city a failure and a "green ghost town", with only 300 people residing there as of February 2016, according to a report by The Guardian.

However, Masdar City is now trying to turn things around with a new architecture firm, Boston-based CBT Architects, which is undertaking phase 2 of Masdar City's development. Phase 2 will have more attainable targets and will take five to 10 years to build. Another three phases will be developed simultaneously or following phase 2.

The plan is now to build a city that is "highly sustainable and commercially viable, providing a high-quality lifestyle" for residents, CBT Architects principal and head of urban design Kishore Varanasi told Co.Design in an interview.

"A lot of people have written off Masdar, but cities in general take a long time to build," he said. "And Masdar is trying to strike new ground."

NEWS HIGHLIGHTS from TheEdgeProperty.com



New 22km cycling path opens in Medini City

Medini Iskandar Malaysia Sdn Bhd has opened a 22km cycling path in Medini City in Iskandar Puteri, Johor on July 27.

There are five strategically located pit-stops along the path for cyclists to park their bikes and enjoy the sights, as the cycling path is designed to allow cyclists to enjoy the urban township's green spaces and public art attractions.

"The completion of the cycling path in Medini forms part of our commitment to shape Medini as a destination of choice for business, leisure and healthy living," said Medini Iskandar managing director and CEO James Tee.

Meanwhile, Medini Iskandar will soon launch the Edible Park and Heritage Forest, two of the 46 parks in the township spread over 342 acres. The Edible Park presents a lush urban park with local fruit, vegetable and medicinal trees, while the Heritage Forest gathers the region's flora for a proud and honest snapshot of Johor's wilderness.

Sunway acquires Subang Jaya and Kajang plots

Sunway Bhd has purchased two freehold plots — a 14.8-acre (6ha) tract in USJ 1, Subang Jaya for RM167.59 million, and a 5.28-acre plot in Kajang for RM63 million.

The acquisitions come after Sunway's purchase of a 4.53-acre freehold parcel in Jalan Belfield, Kuala Lumpur, less than a month ago, and an 8.45-acre tract in Jalan Peel in February.

The land in USJ, bought from Jaks Resources Bhd, will be used

for warehousing and storage facilities for its trading and manufacturing businesses, said Sunway. However, it will consider using the land for a proposed mixed development with a gross development value (GDV) of about RM1.4 billion in five years.

Meanwhile, the Kajang land, acquired from Concept Housing Development (M) Sdn Bhd, comes with semi-completed structures that Sunway intends to continue building on to develop a proposed mixed development comprising a retail podium or commercial lots and serviced apartments or Small-office Home-office, with an estimated GDV of RM460 million in five years.

Sime Darby sells 40% stake in Seriemas for RM625 mil

Sime Darby Bhd is disposing of its 40% stake in Seriemas Development Sdn Bhd to Permodalan Nasional Bhd (PNB) for RM625 million. Sime Darby said its wholly-owned subsidiary Sime Darby Property Bhd has inked the share sale agreement with PNB's unit PNB Development Sdn Bhd.

"The proposed disposal is in line with Sime Darby's strategy to unlock value through monetisation and opportune divestments, while enabling Sime Darby to reduce its borrowings via the proceeds from the proposed disposal.

"Barring any unforeseen circumstances, the proposed disposal is expected to be completed before the end of 2017," Sime Darby said.

According to Sime Darby, PNB Development already owned 60% of Seriemas, the assets of which include vacant tracts besides malls and hotels.



Largest resort in Port Dickson Lexis Hibiscus Port Dickson officially opens

Hotel resort Lexis Hibiscus Port Dickson saw its official opening on Monday. Currently the largest resort in Port Dickson, Negeri Sembilan, offering 639 pool villas, each villa has its own private dip pool and steam room. The villas — 522 are on water while 117 are located in the tower block — offer spectacular views of the open sea.

The 5-star resort is developed by Kuala Lumpur Metro Group and managed by Lexis Hotel Group.

In a press release following the official opening, Lexis Hotel Group said Port Dickson continues to see a healthy demand for upscale accommodation from travellers, covering business and leisure segments.

The brand currently manages four properties, namely Lexis, Grand Lexis, Lexis Hibiscus — all three located in Port Dickson — and Lexis Suites Penang, situated at the Pearl of the Orient.

Malaysian architectural firm wins third prize at IDA for BSG Property's sales gallery

Penang-based architectural firm Eowon Architects Sdn Bhd has been awarded the third prize in the Architecture Categories Competition of the annual International Design Awards (IDA) for The Galleria project.

The Galleria is BSG Property's sales gallery located along Jalan Sultan Ahmad Shah — formerly known as Northam Road — in Penang island. The Galleria is one of Eowon's



flagship projects where the firm was tasked with both the architectural and interior design of the sales gallery.

The Galleria was completed in 2015 and spreads over two floors on a 25,000 sq ft space. It features a series of unique geometrical compositions that begins from the

building structure and is echoed throughout its interior design and furnishing.

Over 1,000 entries submitted by interior, fashion, product and graphic designers and architects from 52 countries were examined by IDA honorary juries.

The annual competition recognises, honours and promotes legendary design visionaries, as well as uncovers emerging talents in architecture, interior, product, graphic and fashion design on the global level. Title winners will receive their awards at the biennial IDA Ceremony in Los Angeles.

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LAUNCHES + EVENTS



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If you have any real estate-related events, email us at propertyeditor@bizedge.com. Events listed here will also appear on **TheEdgeProperty.com**



Serunai and Seruling Apartments roadshow

Date: Aug 5 (Sat)

Time: 8:30am to 4:30pm

Venue: Bandar Bukit Raja Sales Gallery, Jalan Gamelan 1E, Bandar Bukit Raja, Klang, Selangor

Contact: 1-800-88-1118
Sime Darby Property invites all to find out more about its Rumah Selangorku projects — Serunai Apartment and Seruling Apartment in Bandar Bukit Raja. Bank Simpanan Nasional and the Employees Provident Fund will also be there to give presentations and answer public questions on how to purchase a Rumah Selangorku unit.

Preview of Dalia Residences @ Tropicana Aman

Date: Aug 5 and 6 (Sat and Sun)



Tropicana Bhd will be showing its latest zero-lot bungalows and semi-dees at Dalia Residences @ Tropicana Aman this weekend. Dalia Residences consists of 41 leasehold units. The gated-and-guarded new phase will be completed by 2019.

Akasa Cheras South beach party

Date: Aug 5 and 6 (Sat and Sun)

Time: 10am to 6pm

Venue: Akasa Sales Gallery, No. 1, Jalan Balakong Jaya,



Taman Balakong Jaya, Seri Kembangan, Selangor
Contact: (03) 8964 9992
Organised by Hap Seng Land, the family-friendly beach party will be held at the sales gallery of the developer's latest residential development Akasa. There will be terrarium workshops, food trucks, summer mocktails, cartoon characters and many more. Guests will also stand a chance to win smartphones.

AIA Vitality and Mah Sing's "Get Fit, Get Rich" event

Date: Aug 5 and 6 (Sat and Sun)

Time: 11am to 5pm

Venue: Southville City Sales Gallery, Bangi, Selangor

Date: Aug 6 (Sun)

Time: 11am to 5pm

Venue: M Residence Sales

Gallery, Jalan Bandar Tasik Puteri, Rawang, Selangor
Contact: (03) 9212 8322
Mah Sing and AIA Vitality will be holding a series of events at its sales galleries based on the theme "Get Fit, Get Rich". There will be talks and activities related to healthy living and better wealth management such as free health checks including hearing tests, blood pressure and pulse tests, eye screening as well as credit rating checks.

Seminar on how to retire rich through property investment

Date: Aug 5 (Sat)

Time: 11am to 5pm

Venue: The Pano Sales Gallery & Showroom, 134, Jalan Sultan Azlan Shah, Kuala Lumpur
Contact: (019) 320 3877 / (012) 732 3877

OCR Property invites all to a sharing session with Michael Yeoh, a property and mortgage consultant, on how to retire rich through property investment. There will be a short tour before the session for sightseeing and discovering the top properties

to invest in Jalan Ipoh.

KSL durian party

Date: Aug 6 (Sun)

Time: 12pm to 4pm

Venue: Canary Garden Klang, KSL Sales Gallery, No. 2, Jalan Langat KS9, Bandar Bestari, Klang, Selangor



Contact: (03) 3122 2999
Khoo Soon Lee Realty Sdn Bhd (KSL) is hosting a durian party where durian and other light refreshments will be served on a first-come, first-served basis. The kid-friendly event is free. Participants will also get a chance to check out the construction progress and other information about Canary Garden by KSL.



Five simple décor ideas with 20 stalks of roses

BY RACHEL CHEW

What do you do with a bunch of roses, other than placing them in a vase? For many of us, flower-arranging stops there simply because we have no idea or lack the confidence to do more with them.

Creating fabulous floral arrangements doesn't have to be difficult, time-consuming or expensive, but you have to love flowers, says Eunice Teo, founder of Amtrol Flower Designing.

Teo, who is the first Southeast Asia-certified floral evaluator and judge of the American Institute of Floral Designers, says there are some décor ideas using flowers that ordinary folk can do at home.

With that in mind, Teo took time off to share five "everyone-can-do" floral arrangements using just 20 stalks of roses at the recent TheEdgeProperty.com Facebook Live showcase on July 22 and 23, held in conjunction with the Malaysia Virtual Property Expo 2017 organised by property portal TheEdgeProperty.com.

Below are Teo's five simple yet lovely "rosy" arrangements. To get a clearer idea, you can find the full video at www.theedgeproperty.com.my/edgepropertytv entitled "What to do with 20 stalks of roses? by Eunice Teo, founder of Amtrol Flower Designing".



PICTURES BY LOW YEN YEING | TheEdgeProperty.com

Spiral hand bouquet in clear glass vase

What you need

20 stalks of roses, 20 stalks of leucadendrons, wire size no. 26, ribbon and short clear glass vase

Steps

De-thorn the roses. Hold the upper stem of the rose and place a leucadendron across it. Repeat the step for all 20 stalks of roses in anti-clockwise direction to get the spiral effect.

Tie the bunch of roses with one wire no. 26 and place it in the glass vase filled with water. Tie the ribbon over the wire to finish.



The classic heart-shaped arrangement

What you need

20 stalks of roses, some hypericum berry sprigs, bear grass sprigs, a plastic layer, a floral foam and a tall vase with wide open mouth

Steps

Put a layer of plastic at the bottom of the vase before placing the soaked foam into the vase. Place the foam at a slant with one side higher than the other.

Insert sprigs of bear grass at the centre of the foam, and then insert one stalk of rose at a 45-degree angle downward in the opposite direction from the inserted bear grass.

Divide the bear grass into two bunches — hold one bunch in each hand and tie them to the neck of the stalk of rose using wire no. 26, which will create a heart shape.

Cut the rest of the flowers short to about two-flower stem length. Insert one by one from the middle to the sides until all the gaps are filled.

Add in some hypericum berry sprigs to make the display more interesting.



Floating roses

What you need

20 stalks of roses, bear grass, hypericum berries, floating candles and a large metallic plate

Steps

Roll the bear grass into two to three rings. Fill two-thirds of the plate with water and put in one or two floating candles.

Cut three to four roses at the neck, then fold out all the petals one by one to make the flowers look like they are fully bloomed. Place the roses and the rolled bear grass floating on the water, and light up the candles.

Standing roses

What you need

20 stalks of roses, some baby's breath flowers, a floral foam and two small square vases

Steps

Soak the floral foam in water, then cut to fit the vases. The foam should be two inches lower than the vase so it is not visible.

Bunch the baby's breath flowers together and insert them into the foam to build the flowery base.

Cut the bottom of the roses' stems at a slant so they take up more water. Insert the stalks of roses one by one in a straight parallel formation.

Repeat for the second vase, but cut the stalk a bit shorter so the two vases together can be more interesting when displayed.



Roses in a box

What you need

20 stalks of roses, bear grass with a hypericum berry stitched through each, a floral foam and a mid-size square gift box

Steps

Fit the soaked foam evenly above a plastic layer to prevent water seeping through the gift box. The foam should be placed up to two-thirds of the box.

Cut the roses short and insert the roses one by one into the box. The stems should be as high as the box, so only the flowers could be seen. Slot the bear grass, with a hypericum berry stitched on each, in between the flowers.

