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IN TALK WITH

MR MOHD KHEIRUDDIN MOHD RANI

Director-General of Malaysian Timber Industry Board

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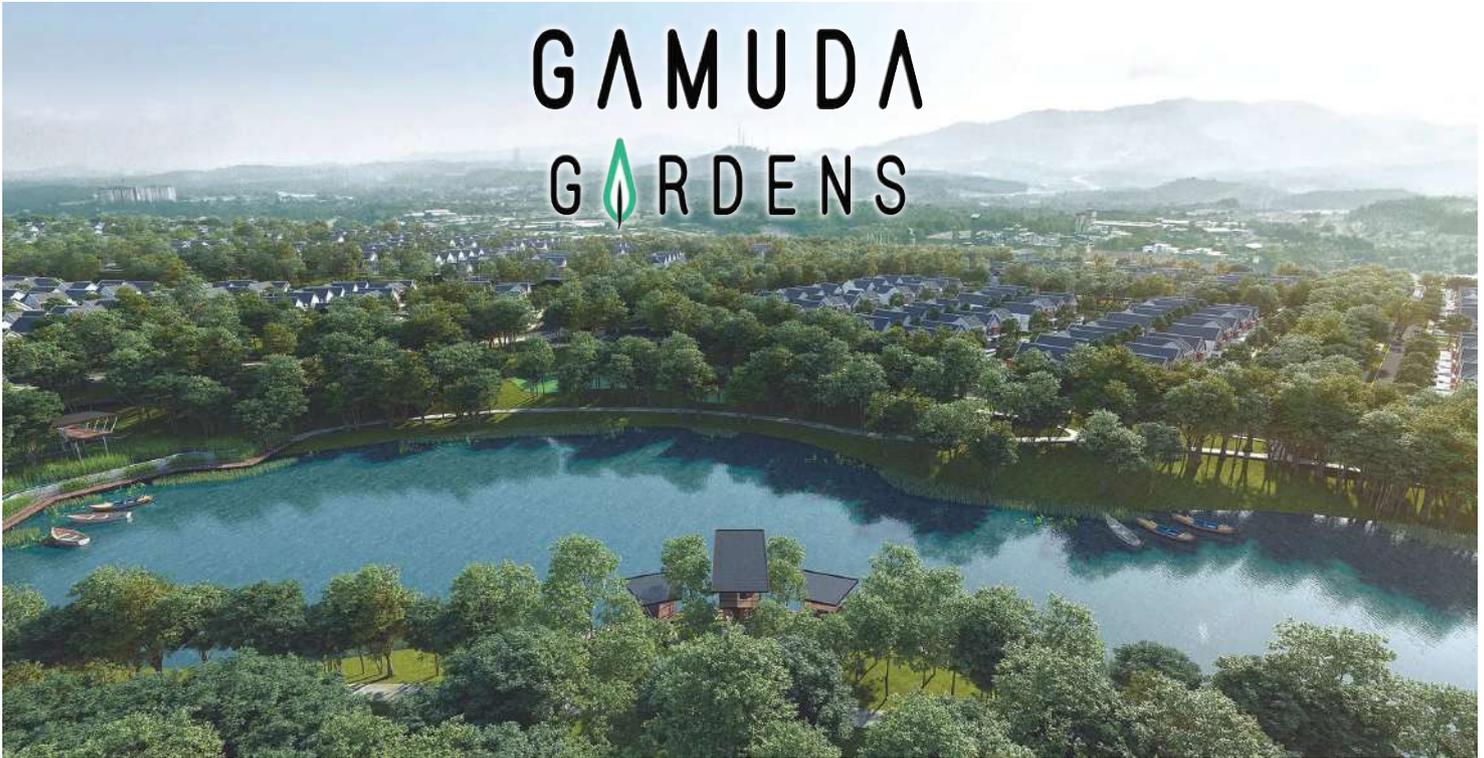


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EDITOR'S NOTE

It has been a year since the first COVID-19 case was confirmed in Malaysia, and its effects have since taken a huge toll on the country. With the daily increase of positive cases, restrictions and various lockdowns implemented, industry players now need to take proactive "the new normal" measures to ensure business continuity during this unprecedented time.

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Wishing all our Advertisers & Readers, A HAPPY & PROSPEROUS 2021

ERIC TAN, EDITOR

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Bromelia landed homes 90% sold out for Phase 1 launch

Bukit Hitam Development Sdn Bhd, the property division of AYER Holdings Berhad, has launched phase one of Bromelia on 8 December 2020. Despite the challenging market arising from the COVID-19 pandemic, 90% of the landed homes were sold during the launch.

Bromelia sits on a 13.86 acres freehold site at the developer's development of Bukit Puchong and has a gross development value of RM152 million. The gated and guarded landed stratified development is a low density residential project comprising 137 units of 2-storey and 2.5-storey terrace, cluster and semi-D homes. Bromelia's terrace homes have built-up ranges from 1,798 sq ft to 2,271 sq ft whilst the cluster and semi-D homes have built-up areas between 2,000 sq ft to 4,000 sq ft respectively.

In a press release, AYER Holdings Berhad's Group Chief Operating Officer Jeannie Khoo said the group embarked on its first online preview launch for Bromelia by offering registrants an online live streaming platform to view, select and book their choice units.

"We have taken the recent pandemic into perspective when incorporating the multi-functioning design to provide spaces that cater to lifestyle changes and new norm of working from home. Traffic free jogging trail, landscaped garden with a children's playground, basketball court, outdoor fitness, BBQ terrace and an elevated viewing deck provide our residents with ample social and community spaces," said Jeannie.

Based on the overwhelming response, Jeannie believes that there is continued interest in landed properties that has good



access, quality design and value for money. "The majority of our buyers purchased the units for self-usage while a few of them purchased for investment purposes and we had repeat buyers besides first-time home owners" Jeannie added.

"What made Bromelia's phase one launch a success is the incorporation of technology as we provided VR show unit, e-Brochure, digital scale models besides the community living design and attractive pricing from RM800,000 onwards. In addition to the fact that it is a landed property on freehold land, which makes it a very appealing purchase," she added.

Tropicana hosts Christmas revelry for children

Property developer Tropicana Corporation Berhad has hosted a small yet festive celebration for 35 children from the Light House Welfare Home Association, which was held on 18 December 2020 at the Tropicana Gardens Mall, the biggest neighbourhood mall nestled at the heart of Kota Damansara. Tropicana spreads Christmas joy and cheer by hosting lunch complemented by lively entertainment from Santa Claus and his dancers. On top of these, Tropicana also donated essential groceries for the home and new books, toys, and school bags for the children.

Dion Tan, Tropicana's Group Managing Director underlined the importance of spreading Christmas cheers especially to those affected by the pandemic this year, particularly the underprivileged communities that are badly hit.

"For many years, we have championed our charity drive and the spirit of giving is always close to our hearts. This year is no exception, albeit a smaller group to adhere to the social distancing guidelines. Led by our charity arm, the Tropicana



Tropicana spreads Christmas festive cheer and support to the children of Light House Welfare Home Association, while practicing social distancing guidelines.

Foundation, our mission is to support the underprivileged community. We believe that even a small act has a big impact. Looking at the happy faces of the children, we are glad to host this event," he said.

Present at the event to give away

Christmas presents to the children were Dion Tan, accompanied by Jared Ethan Ang, Group Executive Director of Tropicana and Joanne Lee, Managing Director of Tropicana Marketing & Sales division.

Merchantrade Asia and CLAB collaborate to reach unbanked foreign workers in construction industry

Merchantrade Asia Sdn Bhd and the Construction Labour Exchange Centre Berhad (CLAB) have forged an alliance to serve the unbanked foreign and Malaysian workers in the construction industry.

Through this collaboration, CLAB will facilitate contractors to pay salaries via top-up direct into Merchantrade Money Visa Prepaid Card, which is in line with the Government's initiatives in promoting cashless wages and in meeting the aim of the financial flows of the unbanked workers.

Merchantrade Asia's Managing Director Ramasamy K Veeran said: "By having their salaries credited into the Merchantrade Money Visa Prepaid Card, foreign workers can send money to their families back at their home countries digitally via mobile devices, hence eliminating the need for contractors to pay salaries in cash," said Ramasamy.

"This is especially critical now as the COVID-19 pandemic has restricted the movement of foreign workers to cash out their wages and make payments, in addition to mitigating several other risks," he added.

To date, the initiative has roped in some 2,000 foreign workers and is expected to increase to 4,000 by the first quarter of 2021.

Merchantrade Money Visa Prepaid Card currently holds e-wallet size of RM20,000 and offers a variety of other services



and benefits such as remittances, mobile reloads, online purchases, personal accident insurance coverage with basic plan as low as RM5 per month, multi-lingual application and customer services with eight different languages and many more directly from the Merchantrade mobile wallet app.



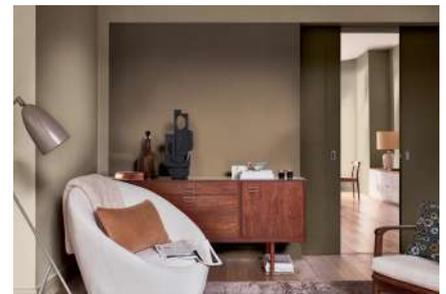
AkzoNobel unveils Colour of the Year 2021

Brave Ground (also known as Wright Stone 10YY 30/106) has been unveiled as Colour of the Year for AkzoNobel, the leading decorative paints and coatings company and maker of Dulux paint. It's a warm and grounding neutral shade that gives us the courage to embrace change.

"This year, we've chosen a Colour of the Year that can give us a strong foundation during a period that has been shaky for the entire world. Brave Ground is a bolstering, balancing shade that connects us back to the earth. The colour is warm and neutral by nature, and this evokes stability, growth and potential while creating a sense of serenity", shared David Teng, Cluster General Manager, AkzoNobel Decorative Paints Southeast Asia Pacific.

Neutral colours like Brave Ground can either stand strong on their own or help other colours to shine. Complementary colour palettes have been designed around the colour to make it easy to use and achieve the right look. Four palettes will help decorative paint consumers choose on-trend colours with confidence: Expressive, Trust, Timeless and Earth palettes. Responding to specific needs, each one allows consumers to confidently express themselves with colour:

- **The Expressive colours palette** stands out with shades of reds and pinks that are balanced by soft neutrals – granting the courage to be yourself;



- **The Trust colours palette** brings together earth tones from across the globe to encourage collaboration and a sense of community – offering reassurance in connection;
- **The Timeless colours palette** celebrates the old and the new with yellows, ochres and soft neutrals – lending inspiration to build on the past;
- **The Earth colours palette** connects us to the natural world with blue, green and brown echoes of the sea, the sky and the soil – giving us the courage to adapt.

"When consumers set out to transform their living spaces, they find assurance in our colour expertise and guidance," says Heleen van Gent, Creative Director of AkzoNobel's Global Aesthetic Centre. "That's why our global colour research is at the top of our agenda every year."

Menko adds: "Colour plays such an important role in the world – it helps us express ourselves. The Colour of the Year helps us share our passion for paint to help our customers and consumers differentiate themselves and their products."

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Trinity Group achieves 95% sales for Trinity Pentamont

Amidst the lacklustre economy and property market outlook, boutique property developer Trinity Group announced it has achieved a 95% take-up rate for Trinity Pentamont in Mont Kiara, well ahead of its projected completion in 2022. Launched in 2018, the 41-storey freehold condominium project comprises of 330 penthouse-styled units.

Built with a Gross Development Value (GDV) of RM503 million, Trinity Pentamont (a portmanteau of “penthouse” and “Mont Kiara”) is a game-changer in itself. The project represents a new category of residences, truly deserving a class of its own. 90% of its units, with a built-up area ranging from 2,057 to 4,115 square feet, will feature liberating spaces and well-planned designs to create a living experience usually reserved for residents of penthouses.

In response to the global pandemic, Trinity Group will also provide free upgrades to selected features within the development with contactless technology. These include elevators with “gesture feature” – a cutting-edge element incorporating infrared technology which will allow users to call elevators and select their desired floor just by waving their hands without any physical contact.

“As a property developer who cares for the wellbeing of its residents and the community, we are committed to the safety and health of the dwellers of Trinity Pentamont; while keeping in line with current trends and lifestyles,” said Dato’ Neoh Soo Keat, Trinity’s Founder and Managing Director.

Besides being big on space with units much bigger than other similar developments in the vicinity, Trinity Pentamont also boasts great value, with unit prices tagged from RM650 per square foot. This presents a rare opportunity for buyers to purchase a penthouse unit with so much built-up square footage at amazing value.

“As Trinity Group’s flagship project, Trinity Pentamont encapsulates our belief for luxury living. Our development philosophy here is to create a refined living experience that offers residents



Trinity Pentamont, a freehold condominium in Mont Kiara, has been 95% sold out.



The elevators in the triple-volume Porte Coche in Trinity Pentamont that will be upgraded with contactless technology.

luxurious spaces with top-of-the-line facilities for them to create meaningful moments with their family members and loved ones. As we spend the best moments of our lives with our families in our homes, everything that we do at Trinity Pentamont is meant to enhance this experience,” said Dato’ Neoh.

Located along the quiet enclave of Jalan Kiara 5, Trinity Pentamont will facilitate dual entry and exit access via

Jalan Kiara 5 and Jalan Kiara 3. It will also feature excellent accessibility with connectivity to the PLUS Highway, Sprint Highway and the Jalan Duta – Sungai Buloh highway.

Secluded enough to maintain privacy, Trinity Pentamont is within the immediate vicinity of international schools, F&B outlets, healthcare facilities and shopping centres, with many other conveniences located within a three-kilometre radius.



Plenitude's Gurney Walk secures 30% tenant occupancy, set to open in 3Q 2021

Penang's famous Gurney Drive can pride itself in a refreshing new landmark next year, following the opening of Gurney Walk, slated for October 2021.

The project by notable developer Plenitude Berhad, is poised to be an invigorating social and cultural hub. It will serve as a unique space and platform for the community that exudes contemporary charm and youthful sophistication, blending the arts, culture, artisanal goods and gastronomic offerings, all under one roof.

Group CEO of Plenitude Berhad Tan Seng Chye said the project received considerable interest by potential tenants; more than 30% of the 60,000 sq ft leaseable space have been taken up to date.

"We have received positive responses from prospective tenants who are confident of the immense potential presented by Gurney Walk. The retail space in Gurney Walk has been carefully curated to ensure a fresh and interesting trade mix. Tenants can therefore be assured of a space that brings synergy for their business. We are inviting potential tenants from wide-ranging backgrounds to be part of Gurney Walk," said Tan.

Gurney Walk features a sea-facing, aesthetically pleasing design, which



accentuates human interaction with nature while exuding an artisanal vibe, complemented by a colourful glass façade, creative corners and a minimalist interior.

The ground floor of Gurney Walk will feature a wide-ranging and alluring mix of F&B and dining outlets where patrons can wine, dine and razzmatazz with friends and family. Also, in the mix are a selection of convenience stores and a specialty wine and cheese mart.

On the first floor, those in need of some quality retail therapy can delight in a diverse collection of specialty stores, boutiques and salons. Meanwhile, the second floor will feature a home

furnishing store, a cooking school and a children's edutainment centre; as well as spas for some quality TLC.

Adding to its unique charm, Gurney Walk will also feature art exhibitions and workshops, amidst other planned offerings and community-centric events. Evidently, Gurney Walk is gearing up to be a favourite, all-encompassing community centre for Penangites, where they can meet their daily needs and enjoy a full range of pursuits, all in one location.

Gurney Walk will also be directly connected to the Ascott Gurney Penang, which is currently undergoing renovation and refurbishment, and is also slated to open in 3Q 2021.

MTIB and TTITC sign MoA for Bamboo Farm Model Development Project in Terengganu

Malaysian Timber Industry Board (MTIB) and Terengganu Timber Industry Training Centre have signed a Memorandum of Agreement (MoA) for the Bamboo Farm Model Development Project on 19 December 2020 at TTITC's campus in Kuala Berang, Terengganu.

The MoA was signed by MTIB Director-General Mr Mohd Kheiruddin Mohd Rani and TTITC Chief Executive Officer Mr Muhammad bin Sulong. This signing was witnessed by YAB Dato ' Seri Dr Ahmad Samsuri bin Mokhtar, Minister of Terengganu with YB Dato ' Dr Mohd Khairuddin Aman Razali, Minister of Plantation and Commodities.



The RM5 million project will be implemented from January 2021 on a 15 hectare land owned by TTITC at Kampung Peris in Kuala Berang. It will

cover the development of bamboo farm model including a study plot, and research of bamboo growth as well as a training hall.

Crown Group teams up with Kengo Kuma and Plus Architecture to design riverside development in Brisbane

Australian property developer Crown Group has engaged Kengo Kuma and award-winning firm Plus Architecture to design a \$500 million riverside development at West End, Brisbane.

It is the Group's first project in Queensland and will offer beautifully designed luxury apartments, offer luxury apartments, terrace homes and penthouses on 1.25ha of prime waterfront land at 117 Victoria Street. It also features Crown Group's signature resort-style facilities including a pool, barbecue and poolside facilities, gym, community room and lush tropical gardens.

"Brisbane is a beautiful city with rich culture and natural heritage," says Kuma. "People's lifestyle and culture embrace and integrate nature into their everyday lives here," he adds.

His design will include a large open space component that will provide a place where people can connect with one another while enjoying the views, sounds and atmosphere of the Brisbane river.

Kengo Kuma is a highly acclaimed Japanese architect, known for creating some of the world's most extraordinary public buildings and homes. With offices



in Tokyo and Paris, he is famous for his use of cedar and often melds timber and the natural environment with contemporary urban structures.

Some of Kuma's most notable works include the Suntory Museum of Art in Tokyo, Bamboo Wall House in China, LVMH (Louis Vuitton Moët Hennessy) Group's Japan headquarters and Tokyo's Olympic Stadium for the 2020 games.

"Our buyers will enjoy the opportunity

to live in Brisbane's only Kengo Kuma-designed homes," says Crown Group's Chairman and Group CEO Iwan Sunito.

This is the second time Kuma is working on a Crown Group project. The first was 368-unit Mastery by Crown Group at Waterloo, Sydney.

A design concept is expected to be completed by early 2021, with design revisions to be lodged with the Brisbane City Council in mid-2021.



MCT sees upward growth momentum in 2021 propelled by seven new project launches

Leading property developer, MCT Berhad (MCT), anticipates a stronger performance in 2021 and is gearing up to launch seven new developments, comprising residential units and commercial projects, with a combined Gross Development Value (GDV) of RM2.2 billion.

The seven launches include Aetas Damansara, a high-end residential project in Tropicana Golf & Country Resort, Damansara; Alira in Metropark, Subang, and Sanderling Lakefront Residences in Cyberjaya. The other projects are a boutique commercial centre at Lakefront Cyberjaya, the maiden phase of Cybersouth Town Centre in Dengkil, as well as new residential developments located in USJ Subang and one in Cybersouth.

MCT CEO Teh Heng Chong remarked that the property market is expected to continue its path towards recovery with the global economy gaining steady progress following the recent COVID-19 vaccine roll-out. Coupled with the low interest rate environment and reintroduction of the Home Ownership Campaign, which presents good buying opportunities, more homebuyers will once again be searching for their dream home.

“Over the past few years, we have been growing our presence in the southern region of Klang Valley, focusing on residential developments in Cyberjaya and our first township development in Cybersouth. We aim to expand our



development footprint, targeting prime areas within the Klang Valley, in order to reach out to various market segments. We are also actively pursuing joint venture and land acquisition opportunities to fuel future growth,” said Teh.

Currently, MCT has 289.5 acres of underdeveloped land bank with a total future GDV of approximately RM11.4 billion.

The Group has listed Aetas Damansara, a collection of 226 units of upscale residences, which will be officially launched this month, as its “beacon” project in setting the pace for growth this year. With a GDV of RM564 million, Aetas Damansara is MCT’s maiden luxury residential project, jointly curated with Ayala Land, Inc.

On another note, MCT has identified Phase One of Alira in Metropark Subang

and Sanderling Lakefront Residences in Cyberjaya as main contributors to the group’s sustained sales performance for the year.

Targeted for launch in Q1 2021, Phase One of Alira with a GDV of RM316 million consists of 492 units of resort-style apartments, while Sanderling Lakefront Residences consists of 606 condominium units and its expected launch is in Q2 2021.

Reviewing the Group’s performance in 2020, Teh said the group has achieved a record high of over 3,053 completed units handed over to homeowners of Selangorku PR1MA Lakefront Homes, Lakefront Residence (Phase Two) in Lakefront Cyberjaya, as well as Casa Bluebell and Casawood landed residential developments in the Cybersouth township.



The best of Asia Pacific real estate recognised in 15th PropertyGuru Asia Property Awards Grand Final

PropertyGuru, Southeast Asia’s leading property technology company, made history several times over with the airing of the PropertyGuru Asia Property Awards Grand Final as a virtual gala event and awards ceremony. As well as being the first virtual edition of the PropertyGuru Asia Property Awards Grand Final, the special broadcast marked the 15th edition of the prestigious, long-running real estate awards programme.

The 15th PropertyGuru Asia Property Awards Grand Final lauded developers and projects from 14 property markets in Southeast Asia, the Chinese territories (mainland China, Hong Kong, Macau), Australia, India, and Japan with highly coveted regional titles – elevating them above their peers as the “best in Asia”.

Around 87 companies, representing distinguished country winners of the PropertyGuru Asia Property Awards series for year 2020, competed for 35 accolades including the never-before presented regional Developer titles of Best Mixed Use Developer (Asia); Best Industrial

Developer (Asia); Best Lifestyle Developer (Asia); Best Sustainable Developer (Asia); Best Commercial Developer (Asia); and Best Breakthrough Developer (Asia).

With three regional Developer awards, Singapore emerged as the most awarded country during the landmark awards ceremony.

The 15th PropertyGuru Asia Property Awards Grand Final saw the presentation of the annual PropertyGuru Icon Award to Thippaporn Ahriyavaromp (Chearavanont), Chairman of Executive Committee, DTGO, Chairman of Executive Committee, MQDC and Chairman of Buddharaksa Foundation. Thippaporn Ahriyavaromp had been named Thailand Real Estate Personality of the Year in 2012 – the first woman to receive the title.

Australia, Malaysia and the Philippines also gained one regional title each. Paragon of Pyrmont by THIRDi Group in Australia was named Best Housing Development (Asia). Meanwhile, i-Park @ Senai Airport City in Johor, Malaysia by IPark Development Sdn Bhd was named

Best Industrial Estate Development (Asia). From the Philippines, Agriya by Damosa Land, Inc. was judged the clear winner of the Best Residential Green Development (Asia) title.

“The PropertyGuru Asia Property Awards started 15 years ago with an aim to, among others, create what’s next and celebrate success – a programme that provides a widely respected, highly trusted platform to showcase the achievements and innovations of developers across Asia Pacific. It is truly gratifying to see the programme persist with engaging, immersive, and interactive ways to broadcast the achievements of developers in these extraordinary times but also expand into exciting new markets outside Southeast Asia in its 15th year. We are also proud that the awards continue to inform residents of Asian countries of more choices of high-quality real estate – living up to our promise that everyone should have a place to call home,” said Hari V Krishnan, CEO of PropertyGuru Group.



NCT Group holds cheque handover ceremony for the Genting Valley Abandoned Project

Property Developer, NCT Platinum Sdn Bhd (NCT Group) and financial advisory firm, CRS Corporate Services Sdn Bhd held a cheque handover ceremony for the Genting Valley Batang Kali Abandoned Project at Menara NCT on 6 January 2021.

The ceremony marks an auspicious day where buyers of a seventeen year old abandoned housing project called The Genting Valley received their refund sum from a successful revival and rehabilitation scheme of arrangement under Section 366 of the Companies Act 2016. The refund process involves handing over of bank drafts amounting to approximately RM15.5 million to 266 buyers of Phase 2A & 2B of the project, which will take place from 6 – 13 January 2021. The rehabilitation scheme is under the purview of Wong Ching Yong, the liquidator for the developer of the project, spearheaded by the administrative team at CRS that is led by its Executive Director, Mr Chu Siew Koon and in synergy with NCT Group as the White Knight of the project.

The Genting Valley was a residential development of 665 bungalow plots over five phases across 205.1 acres of land in Mukim Batang Kali, Hulu Selangor. The project commenced in year 2000 but due to cash flow difficulties, building works



were stopped in 2004 and has since abandoned. On 24 January 2007, the Court had ordered the developer for the project Jade San Realty Sdn Bhd to be wound up. It was the liquidator's initial intension to formulate a scheme to revive and complete the 5 phases. However, due to certain legal impediments, it would be more practical to rehabilitate the project in phases.

With all elements in place, on 7 December 2019, a scheme to revive and complete Phase 2A & 2B of the project had garnered an overwhelming of 96.4% in support from the buyers attending and

voting at the Court Convened Meeting under Section 366 of the Companies Act 2016. In this scheme, the buyers will be able to continue with their purchase with an additional contribution sum to obtain the individual title for their plot in a ready to build condition. Alternatively, buyers who wish to exit the purchase will receive a refund of 100% amount paid to the Company for their purchase.

In the coming months, the remaining buyers will be in anticipation of the second stage where the revival plan is due to be revealed, giving a glimpse into the next 4 years when the project is due to complete.



(Source: globalconstructionreview.com)

CREC holds open day event on Jakarta-Bandung high-speed railway project

China Railway Group Limited (CREC) held an open house event online at the Jakarta-Bandung high-speed railway project site in Indonesia on 15 January 2021, which livestreamed progress of the railway's construction.

With a designed maximum speed of 350 kilometres per hour, the 142-kilometre railway is the first of its kind in Southeast Asia and is being built to Chinese standards with China-made machinery. Once operable, it is expected to relieve traffic pressure between Jakarta and Bandung by shortening travel time to 40 minutes.

According to Indonesia Ambassador to China Mr Djauhari Oratmangun, who addressed the event, the railway is the most outstanding infrastructure project in Indonesia and CREC is the largest investor and contractor. He then added that the project would not only boost electrified railway technology upgrading in the country, but also improve employment and drive manufacturing and infrastructure development in affected areas.

At the open day event, CREC released a report on its social responsibility in Indonesia, which included fulfilment of social responsibility and sustainable development. The company has provided more than 5,000 jobs and technical training for local employees.

It's worth mentioning that CREC played a role in local fighting against the COVID-19 pandemic while guaranteeing progress of the project. It provided anti-pandemic medical materials valued about Rp1.2 billion (approx. US\$84,920) to residents in affected areas of the project, gave lectures on the COVID-19 pandemic



Indonesia's President Joko Widodo at the 2016 groundbreaking ceremony for the Jakarta-Bandung high-speed railway line.

(Source: Reuters via scmp.com)

control and prevention in nearby communities, and distributed 10,000 handbooks on the virus prevention to villages along the railway.

After a number of delays, including a stoppage owing to the COVID-19 pandemic, the Jakarta-Bandung high-speed railway project is said to be 63.9% completed as of December 2020 and is scheduled to begin operating in the second half of 2021.



(Source: prnewswire.com)

SE Asian Development chosen for COP21 Hydrogen Platform

Thailand's Phi Suea House has been selected for the Mission Innovation Hydrogen Valley platform, which highlights 32 large-scale hydrogen flagship projects around the world. The platform will present these advanced projects as "Hydrogen Valleys" to promote global collaboration between hydrogen project developers, as well as policymaker awareness.

Among the "most advanced H2 projects in the world" announced by the European Commission is a project developed by one of the world's fastest-growing green hydrogen companies – Enapter's Phi Suea House in Chiang Mai. The multi-house residence in 2015 became the world's first self-sustaining development fully powered by a clean energy system based on hydrogen energy storage.

Phi Suea House is the only Hydrogen Valley featured from Southeast Asia and is one of the few fully-operational Hydrogen Valleys presented on the platform alongside Valleys in development.

The Mission Innovation initiative started at the COP21 in Paris in 2015 to reinvigorate and accelerate global clean energy innovation. The newly launched platform will kick off one of eight Innovation Challenges, led by the Renewable and Clean Hydrogen co-leads, Australia, Germany and the EU.

"Thailand is targeting a 30% renewable energy share by 2037. However, the challenge is not just producing the clean energy; Thailand considers storage as a key driver. This is why we are very motivated to see Thailand host the Phi Suea hydrogen house project in the launch of the 'Mission Innovation Hydrogen Valley platform'. To take the hydrogen momentum forward, we want the Phi Suea House to not be the only project, but 'the first of many' projects to come in the future," said Dr Twarath Sutabutr, Chief Inspector General of Thailand Ministry of Energy in a statement.

Phi Suea House is a multi-building development powered



(Source: prnewswire.com)

solely by solar power, a hybrid hydrogen battery storage system and hydrogen fuel cells. The project was developed by Sebastian-Justus Schmidt, co-founder of the electrolyser company, Enapter, in Thailand to showcase combined solar and hydrogen tech feasibility. It uses Enapter's own Anion Exchange Membrane (AEM) electrolyser systems to create green hydrogen from water and solar power.

Enapter is the world's only manufacturer of AEM electrolysers, and its highly-efficient, modular hydrogen generators are used by more than 100 customers in more than 30 countries. It has chosen Germany for its first mass-production facility, with construction planned to begin early this year and finish in 2022, with annual production capacity of more than 100,000 electrolyser modules.

A TALK WITH MR MOHD KHEIRUDDIN MOHD RANI

Director-General of Malaysian Timber Industry Board

Malaysian Timber Industry Board is a statutory body accredited to the Ministry of Plantation Industries and Commodities (MPIC). Established in 1973 by an Act of Parliament, MTIB envisions becoming a prime agency instrumental in promoting and initiating development of the various sectors of the timber industry and providing technical, marketing and other forms of assistance to ensure their continued growth within a rapidly industrialising Malaysian economy.

B&I recently met with Mr Mohd Kheiruddin bin Mohd Rani, who now carries the torch as Director-General of MTIB, succeeding Dato' Dr Jalaluddin Harun effective September 2019, to learn more on his vision and mission to drive the organisation forward in accomplishing its objectives and in ensuring the timber industry stays in business during COVID-19 pandemic.

B&I: Congratulations on your appointment as the new Director General of MTIB. Can you briefly highlight your career leading to the current position?

MK: Thank you for your kind wishes. I have been working at MTIB for over 34 years now, beginning from 1986, serving various divisions. I have served as Deputy Director General of Development and Commercialisation in May 2019 prior to my appointment as the Director General of MTIB.

B&I: What are your objectives, visions and future plans for MTIB?

MK: Starting from this year, and within the next five years as envisioned in the two guiding blueprints soon-to-be endorsed by the MPIC, MTIB will be focusing on various strategic efforts to sustain and modernise the Malaysian timber industry towards increased resilience and inclusivity within the timber industry. Even though the National Timber Industry Policy (NATIP) 2009-2020 is coming to an end by December 2020 but the strategic thrusts, programmes and outlined by the Policy are still relevant to be expanded and extended within the new Malaysia's Agri Commodity Policy (DAKN-Subsector Timber Industry) 2021-2025, which is currently at its final stage of formulation by MPIC.

In line with this new Policy and to support its frameworks, objectives and strategic thrusts to ensure long-term sustainability of the Malaysian timber industry in the near future and within the 12th Malaysia Plan period, MTIB in collaboration with all the relevant stakeholders of the Malaysian timber industry has also drafted the National Timber Industry Strategic Plan (NTISP) 2021-2025. This new five-year strategic action plan will serve as a

guidance for MTIB and the country's timber industry at large on the current and future strategic moves to realise the proposed targets of achieving RM28 billion by 2025 and RM32.8 billion by 2030 in exports of timber products with a value-added ratio of 65:35. Thus, this enhances the NATIP's value addition ratio of 60:40.

On a personal note, I hope to see the continuation of the Forest Plantation Programme (FPP) that has been duly implemented by MTIB / MPIC over the last 15 years to reduce existing pressures on native forest as a source for raw materials and to ensure its continuous availability for the domestic timber industry. Tentatively, we have successfully acquired a soft loan funding of RM500 million to be utilised by the industry over the next five years, and we are now working to secure another RM500 million through the 13th Malaysia Plan 2025-2030. To enhance inclusivity and shared prosperity under the FPP, community forestry programmes will also be undertaken.

In addition, MTIB is working vigorously on the development of value-added/downstream processing in the timber manufacturing industry in order to materialised the NTISP's new value-added target ratio of 65:35. One subsector in the timber industry targeted to undertake an aggressive shift towards higher value-added creation is the furniture sector. Currently, Malaysian furniture producers are largely considered as Original Equipment Manufacturer (OEM) where the level of creativity and product innovation in respect of design and branding is still minimal, therefore needed further enhancement. To reverse this unfavourable situation, the timber industry must develop or acquire the appropriate value-added processing technologies and undertake strategic smart partnership collaboration in order to become a successful Own Brand Manufacturer (OBM).

B&I: Statistically, what are the main sectors of timber industry and the extent of diversification downstream?

MK: For the period of January to November 2020, Malaysia exported around 65% value-added timber products and 35% primary timber products. Value-added timber products normally consist of BJC, mouldings and wooden furniture. Furniture is Malaysia's major timber product, which comprises approximately 47% of the total export of Malaysian timber and timber products, with USA being our major market. This is followed by plywood with total export worth RM2.6 billion and sawntimber with total export worth RM2.2 billion.

Within the stipulated period, Malaysia imported RM6.1 billion worth of timber and timber products, an increase of 14% from RM5.3 billion in the previous corresponding period. Furniture, primarily its components, worth RM1.7 billion was also imported mostly from the Republic of China. Other major



KHEIRUDDIN

MR MOHD KHEIRUDDIN MOHD RANI
Director-General of Malaysian Timber Industry Board

ONE ON ONE

products imported include plywood worth RM922 million mainly from Indonesia and sawntimber worth RM514 million from Thailand.

B&I: In your opinion, what other incentives and programmes that could further develop, expand and consolidate the timber industry in Malaysia?

MK: In order to become a competitive industry, the Malaysian timber industry players need to be independent and resourceful in producing timber and timber-based products of world-class quality. For this reason, these companies should embrace IR4.0 manufacturing concepts by adopting automation and mechanisation to reduce their high dependency of foreign workforce and labour intensive activities. Even though this requires additional injection of investment and capital but in the long run, these companies can greatly reduce their overhead costs, minimise foreign labour related issues such as workers' housing whilst at the same time improve their company's productivity, efficiency and competitiveness in their global marketplace. Further, with the government sets to roll out an exit policy to reduce the utilisation of foreign labour, these companies need to be well-prepared now to handle the workload. Furthermore, encouragement towards increase applications of digital marketing and E-commerce as a new platform to effectively promote and market their timber and timber-based products is also essential to keep pace with the new norms of today's era of digital economy.

In order to boost competitiveness in the international market, it is timely for the Malaysian timber industry players especially those in the furniture sector to shift from merely being Original Equipment Manufacturer (OEM) where they are only manufacturing products based on their customers' orders. Hence, to increased value addition, they now need to move towards becoming an Own Brand Manufacturer (OBM), producing their own signature designs and products unique to Malaysia and its quality at par with other international world class producers. This paradigm shift is vital in ensuring Malaysia's competitiveness and sustainability as a global furniture supplier to the world. Back in the good old days, Malaysia used to place 6th in the world ranking but now, we have slid down to 10th place! Therefore, it is time to change the way Malaysian timber

industrialists do their business to stay ahead of their global competitors.

Malaysian timber players should also undertake a more aggressive collaborative and inclusive R, D and C efforts to enhance and promote alternative sources as raw materials i.e. bamboo, bio-composite products, agarwood, and engineered timber products, etc. These initiatives, along with the current expansive Forest Plantation Programme, will enable to ensure a continuous supply of raw materials in the country.

B&I: On the topic of COVID-19, how has the pandemic affected the Malaysian timber industry, and the Malaysian building & construction industry in general?

MK: As with the other industries, the Malaysian timber industry is badly affected by the current COVID-19 pandemic. When the first MCO lockdown was implemented from March to May last year, the Malaysian timber industry was among those that are not allowed to operate at the time. Being an export-oriented industry, border closures and the stop-work order had completely disrupted the supply chain; slowdown in economic activities in the country i.e. halting of construction projects, also put a huge dent in the demand for timber and timber-based products. While there may be sufficient domestic supply, local manufacturers are quickly running out of raw materials to fulfil their export delivery and consequently faced with hefty penalty for breach of business contract.

So MTIB, through the Ministry, successfully pleaded our case to the Ministry of Health and the National Security Council to allow the timber industry to operate during the lockdown. This was a big accomplishment for us as the timber industry is considered as a non-essential industry. Once we've received the green light, employees at MTIB worked tirelessly into the night issuing approval letters to about 800 timber and timber-based companies so they can remained open for business during the lockdown. Additionally, MTIB offered other initiatives such as waiving of registration fees and waiving of rental fees for those who are leasing factories from us. Because of this, the timber industry was able to pick up the pace again. Even though the initial export percentage dropped by 16%, it is currently dropped by 4%! With the improvement in export of timber and timber products, mainly for the export of furniture to major markets like USA and China, MTIB is confident that we can achieve our target of RM21.9 billion in export, which is just slightly lower than the previous year.

B&I: Moving forward, what do you hope to see happen for the Malaysian timber industry for year 2021?

MK: From what I'm seeing, I think we still have a long battle ahead of us with regard to combating COVID-19 pandemic. Be that as it may, the introduction of the new vaccine could be the catalyst to jumpstart the world economy again. Even though it is business as usual for USA and China, our 1st and 4th major markets respectively, we believe that other markets would follow suit in the coming years. After all, based on the current trend, the global market usually picks up around the second quarter of the year so we're confident to see more activities soon.





One Man's Waste, Another Man's Wealth

To many of us, rice husks, coconut trunks, oil palm fronds and empty fruit bunches are nothing but a pile of residue. But did you know that they can be turned into furniture and building materials?

For many years now, the demand for wood far exceeds the supply. The biggest challenge has always been fulfilling demand without sacrificing our beautiful forests. Little did we know, the things we often regard as junk could actually be a solution to this problem. Possessing excellent mechanical and physical properties, wood made from agricultural by-products is not only durable, but also highly customisable in terms of weight, structure and density.

We at MTIB are committed in finding solutions to make both you and Mother Nature happy. With MTIB, your wastes are not wasted.


Standing on Excellence

MTIB is committed towards enhancing the sustainable growth of the Malaysian timber industry through various initiatives and innovations.

For more information, contact:

Malaysian Timber Industry Board (MTIB)

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URL: www.mtib.gov.my facebook.com/pages/Malaysian-Timber-Industry-Board





PROJECT AT A GLANCE

Classification: Commercial
Location: Klang, Malaysia
Approx. Project Cost: Undisclosed
Approx. Commencement Date: 2020
Approx. Completion Date: To be announced

Artist impression.
(Source: Szczepaniak Astridge)

SUPERMAX GLOBAL HEADQUARTERS



Artist impression.
(Source: Szczepaniak Astridge)

Following an international competition, the latex glove manufacturer Supermax has selected Szczepaniak Astridge to design its new headquarters in Malaysia. Supermax is a leading international manufacturer, distributor and marketer of high quality medical gloves and Personal Protective Equipment (PPE), exporting to over 160 countries worldwide in the regions of America, Europe, Middle East, Asia and the South Pacific.

After seeing a huge rise in orders for its products due to COVID-19 pandemic, the company decided to expand its capacity with new headquarters.

Six architects were invited to compete in the international competition to design and build the new Supermax Global Headquarters. Szczepaniak Astridge's winning entry is currently in the early design process and it is expected to start construction in 2021.

DESIGN COMPOSITION

Imagining a project that portrays "Supermax's brand values and cements their position as a World Leader in supplying PPE equipment", the London-based architecture firm created a 9-storey building that will accommodate Research & Development (R&D), sales and marketing offices, finance and banking department, car parking, training centre, auditorium, lecture hall, restaurants, grand ballroom for 1000 people, event spaces. In fact, the winning entry presented a "particular vision for greenery-filled offices behind a facade that will pay homage to the natural origins of the latex gloves", according to the official release.

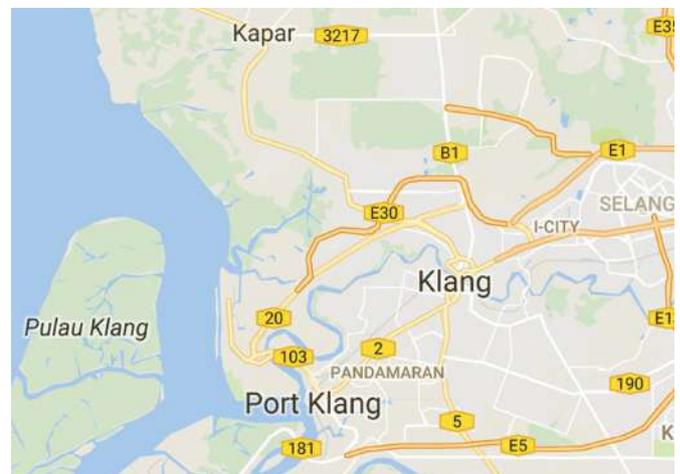
Inspired by Chinese culture, the number '9' that is considered lucky, and the Feng Shui principles, the new building will allow for future flexibility in-between floors for expansion, generating a natural environment inside of the building. Located in Klang, the royal town of Selangor state on the west coast of peninsular Malaysia, the 385,000 sq ft Supermax Global Headquarters is centred around the post-COVID interpretation of what an office will be. Moreover, on the same site, two factories are being built to keep up with this increased demand, along with the new headquarters in the town.

The building's gridded facade will feature slim vertical elements that echo the slim trunks of the rubber trees that are tapped for latex, creating an intricate pattern of markings echoed

CREDIT LIST

CLIENT:
SUPERMAX CORPORATION BERHAD

ARCHITECT:
SZCZEPANIAK ASTRIDGE



in the office's design. Further, the facade design will mitigate from direct solar gain and glare whilst allowing air movement through to provide a thermally comfortable external amenity space in this humid climate. Voids and atriums are also created within the plan to help carve light into the spaces. The architecture firm then wrapped green belts around the perimeter and within the internal courtyards that act as shaded amenity breaks out spaces for the occupants.

These zones filled with tropical plants will sit between the interior offices and the brise-soleil, and office workers will be able to walk out among the planted terraces during breaks. Ceiling fans will circulate the air inside.

Every office has a view of the green belts and this will be used to improve employees' mental wellness, while making them feel like they were in a forest or the rubber plantation itself while working.

(Source: archdaily.com)



PROJECT AT A GLANCE

Classification: Mixed Development
Location: Shanghai, China
Approx. Project Cost: >RMB4 billion
Approx. Commencement Date: 2015
Approx. Completion Date: 2021

*Artist impression.
 (Source: sasaki.com)*

PANLONG TIANDI

Shanghai’s evolution into a globally-influential metropolis is extraordinary, and its identity as a hub of commerce is a symbol of contemporary China. Like many major cities experiencing significant growth, some of Shanghai’s progress has been at the expense of its historic assets, many of which remain only in photographs and memory.

Shifting this narrative and building upon nearly two decades of expertise with the adaptive reuse of culturally sensitive sites throughout China, developer Shui On Land engaged Sasaki alongside collaborators Studio Shanghai and Tianhua Architecture & Engineering to lead the design of Panlong Tiandi, transforming it into a vibrant mixed-use district guided by a celebration of its heritage, an inventive approach to public space, and a host of amenities that support a diverse community.

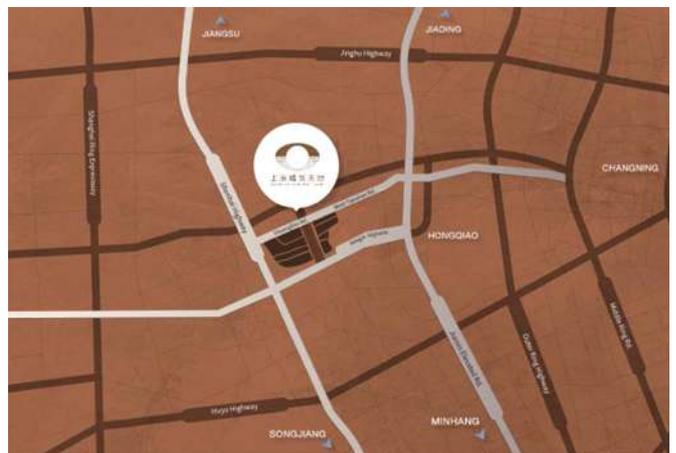
Panlong Tiandi is located near the Panlong Road Station of Shanghai Metro Line 17 and thus, it is only one station away from the National Exhibition and Convention Centre (Shanghai) where the China International Import Expo (CIIE) takes place. The project is situated in the centre of the Hongqiao Central Business District, which is of strategic significance as it provides strong transportation infrastructure that connects Shanghai to surrounding cities and has become a trade and business hub in the Yangtze River Delta.

CREDIT LIST

CLIENT:
 SHUI ON LAND

ARCHITECT:
 SASAKI

COLLABORATORS:
 STUDIO SHANGHAI, TIANHUA ARCHITECTURE & ENGINEERING





Artist impression.
(Source: sasaki.com)



Artist impression.
(Source: sasaki.com)

DESIGN COMPOSITION

Panlong is one of China's ancient water towns, many of which are located in the greater Shanghai metro area and throughout Jiangsu and Zhejiang Provinces. Originally built over 700 years ago, Panlong's urban form is typical of the region's ancient vernacular, with historic buildings straddling both sides of a canal and bridges providing critical pedestrian links across. Beginning with a strategy for the adaptive reuse of the historic village core, the design team outlined a conservation plan that maintained the ancient urban fabric. Existing alleyways, narrow streets, and other key features of the public realm were also retained, and new streets were carefully aligned to respect the integrity of the old town.

This approach established extraordinary synergies between historic preservation and real estate development. With a total floor area of about 530,000 sqm, Panlong Tiandi has planned three functional spaces – 230,000 sqm public green space Panlong Park, the 50,000 sqm commercial space Panlong Tiandi that will take the form of a traditional Jiangnan water town, and the 250,000 sqm residential space Panlong International Residence, which will be a model for modern Jiangnan lifestyle.

Convenient access to transit in addition to a dense and walkable urban form contribute to reduced transportation-related carbon emissions, and are one of many strategies leading to Panlong Tiandi's objective of setting a new paradigm for sustainable urban development. Other features of the development include reuse of building materials that will reduce the project's overall embodied carbon and limiting stormwater runoff with a landscape that prioritizes filtration and groundwater recharge.

One of the most significant features of Panlong Tiandi is the generous public landscape surrounding the historic core. Sasaki's design challenged the typical approach to Shanghai's ubiquitous buffer landscape condition by rethinking it as a central feature of the development. This bold move repositioned what is traditionally underutilized space into a public park brimming with programming and activity interwoven with the rich history of Panlong.

As a result, the new development is colloquially referred to as "Xintiandi in the Park" reflecting the importance of the landscape to Panlong's renewed identity. There are three main elements that provided inspiration for the park's design. The first is a contemporary reinterpretation of the 10 Scenes of Panlong as documented in the Panlong Chronicles, which informed spatial organization and planting selection. The second is the creation of "Panlong Dao", which is a journey through the park's various landscape typologies via a path constructed from reused roofing tiles left over from the renovation of the village.

Finally, the canopy walk is a unique element that takes advantage of the park's micro terrain to provide an elevated perspective of the village and the park below as well as up close observation of the diverse planting from a rare vantage point. Connecting the park to the historic core, entry points from the surrounding landscape are strategically aligned to guide pedestrians towards smaller public spaces within the village. These smaller pocket parks provide a contrast to the grand landscape enveloping the old town and offer flexible event and social spaces, act as helpful orientation points, and provide breathing room within the compact urban fabric.

(Source: sasaki.com)



(Source: Platinum Victory)

2021 ASIA PACIFIC REAL ESTATE OUTLOOK

Asia Pacific real estate investment volumes are expected to rebound by 15% to 20% in 2021, driven by investor appetite for assets with income stability, according to JLL's 2021 Asia Pacific Real Estate Outlook. The global real estate consultancy also predicts increased investor interest next year in logistics and so-called alternative assets such as data centres and multi-family or residential rental properties.

"The events of this year will position 2021 as the beginning of a new real estate cycle in Asia Pacific. Shifts in both investor appetite for core and alternative assets, coupled with occupier demand for spaces that align with a more sustainable and experience-driven environment, will become a more important strategic priority in the post-COVID world and a cornerstone of the market's ongoing recovery," says Mr Anthony Couse, CEO, Asia Pacific, JLL.

While the pandemic has made working from home our new normal in 2020, JLL remains confident that occupying office space remains an integral part of most companies' future strategies, which means investors will continue to view this asset class favourably.



(Source: Country Garden Malaysia)

According to a JLL poll of Asia Pacific corporate real estate leaders in 3Q 2020, 94% were expecting to either retain or increase the amount of higher quality spaces in their portfolio.

However, in response to the changes precipitated by COVID-19, offices will be reimagined to support employee health and well-being, to enable social distancing and to offer more collaboration space. Declines in leasing volumes are expected to stabilise in 2021 to end up flat on 2020 levels.

NORTH ASIA TO LEAD RECOVERY

Countries with deep domestic liquidity will continue to draw the majority of domestic and cross-border investment, building on the rebound first observed in the 3Q 2020. Japan, China and South Korea made up three-quarters of transaction activity in 2020 due to effective management of the virus, resilient economic performance and deep pools of domestic capital. Investment activities are expected to further accelerate in these countries as they outpace other regional economies in 2021. While direct commercial real estate transaction volumes fell 28% between Q1 and Q3 2020, declines slowed after the first half of the year.

Entering an expected low returns and low interest rate environment will further accentuate the attractiveness of high yield and low growth assets. Investors are likely to focus more on cash yields, for which logistics should outperform offices in most markets in Asia Pacific. The growth in multi-family and build-to-rent investments will also gain pace in 2021, driven by a new generation of renters, supportive government policy changes, and low interest rates that now undercut residential yields in many Asia Pacific cities.

“The rebound in transactions in the latter parts of this year will accelerate in 2021 as investors reaffirm their commitment



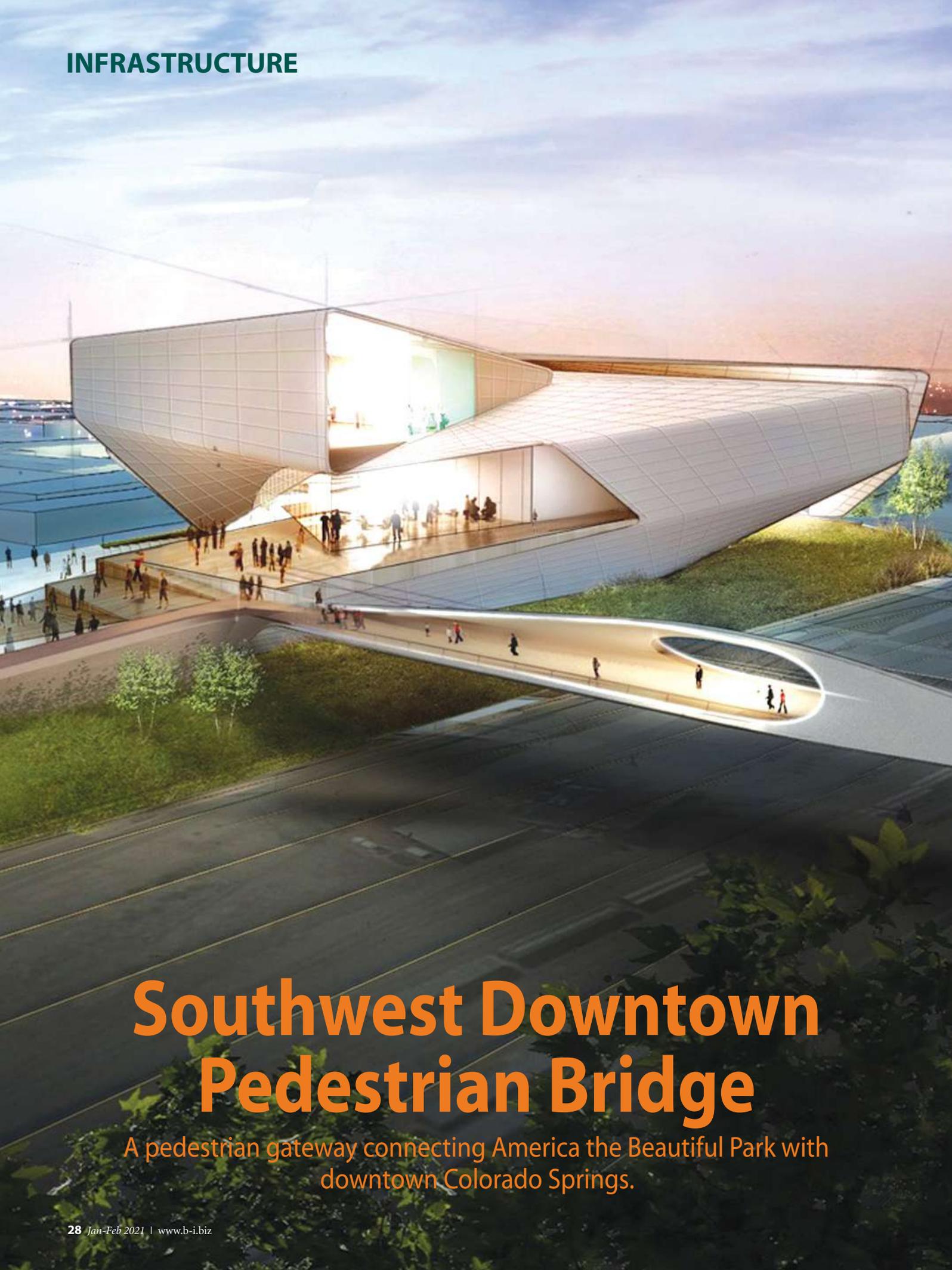
to increasing exposures to Asia Pacific real estate. Longer term, the investment outlook remains incredibly positive given the expectation for continued low interest rates, huge amounts of dry powder and the insatiable hunt for yield,” says Mr Stuart Crow, CEO, Capital Markets, Asia Pacific, JLL.

OPPORTUNITIES FOR ASSET ENHANCEMENT

A reimagining of outmoded assets and outdated spaces across all sectors is likely to become a theme during 2021. JLL estimates that 40% of today’s office assets (Grade A assets over 10 years old with no recent refurbishment) need some form of enhancement or renovation to stay relevant. As a result, investors’ appetite for value-add investments may increase in tandem with opportunities to reconfigure real estate to meet changing needs arising from e-commerce, health and safety, and remote working.

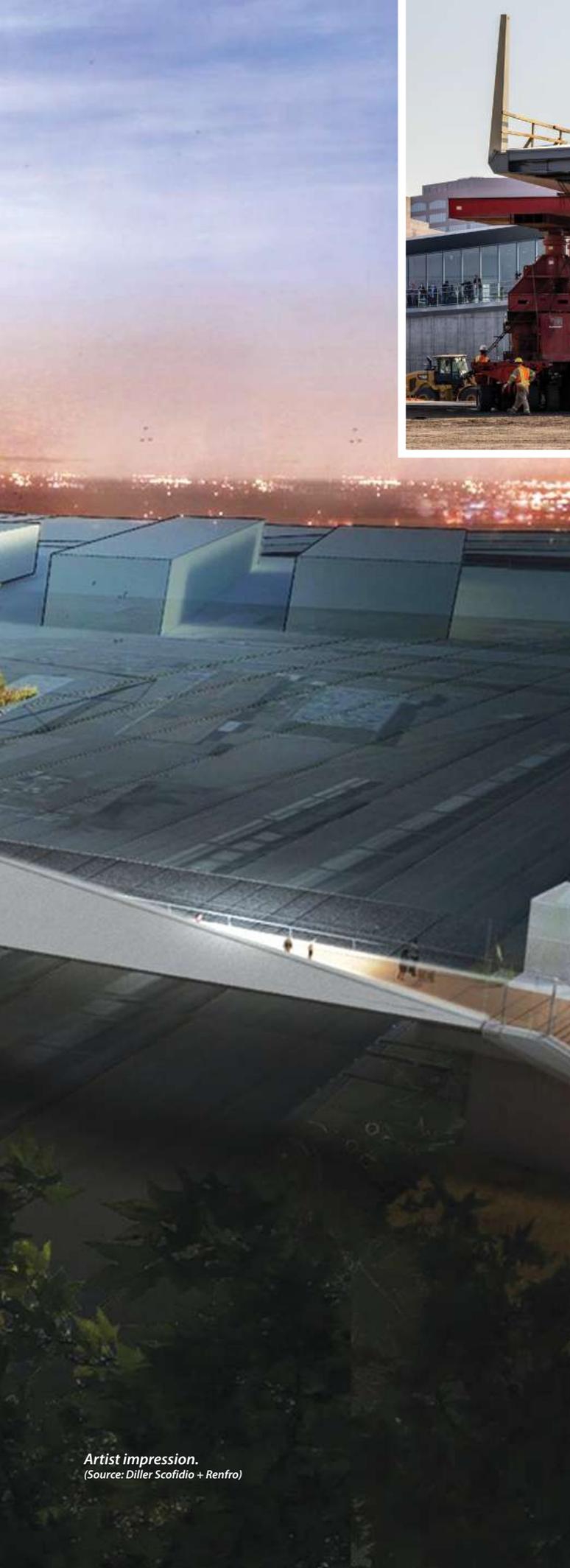
“If 2020 was the year that changed everything, 2021 may be the year where change becomes the new standard. The new year may not shake off all the challenges of a pandemic-hit economy, but with recovery in many markets and new dynamics influencing how people work, live and play, 2021 could establish itself as a year where Asia Pacific enters a new cycle of real estate growth, innovation and investment,” says Mr Couse.

(Source: Jones Lang LaSalle Incorporated, JLL)



Southwest Downtown Pedestrian Bridge

A pedestrian gateway connecting America the Beautiful Park with downtown Colorado Springs.



Artist impression.
(Source: Diller Scofidio + Renfro)



Placement of the bridge at site.
(Source: Diller Scofidio + Renfro)

The Southwest Downtown Pedestrian Bridge is a new pedestrian gateway that sets to provide a vital urban link for Colorado Springs, spanning over an active railyard that acted as a barrier. By extending the east-west axis of Vermijo Avenue to the America the Beautiful Park, the new pedestrian bridge will reconnect the urban fabric of downtown Colorado Spring. The bridge also stitches together a growing network of pedestrian bicycle paths including the Pikes Peak Greenway and Midland Trail running alongside Monument Creek.

Designed by the same team as the adjacent U.S. Olympic & Paralympic Museum complex – Diller Scofidio + Renfro (DS+R), Anderson Mason Dale, ARUP, and KL&A – the new pedestrian bridge takes its inspiration from the gravity-defying motion of athletes, with a 250-foot curved steel structure that floats above the railyard. Two interlocked loops, stretching from either side of the railyard, connect the museum and the park. Visitors will pass through an oculus that frames views of the museum and the park’s Penrose Fountain.

DS+R Partner-in-Charge and Lead Designer Benjamin Gilmartin noted, “The bridge is an exercise in ÿtness - both in terms of material and geometry. The hybrid steel structure system functions as an arch and a truss, elegantly preserving views from Downtown to the majestic mountain ranges of the Colorado Rockies.”

The bridge’s generous width safely accommodates people of all ages and abilities, on both bikes and on foot to enjoy a view to as well as access by stair and a glass elevator. At its widest point, an oculus at either side of the bridge frames the museum and downtown to the east, or a platform for train spotting below and a distinct look out to Pikes Peak-America’s Mountain to the west. In the evenings, lighting along the bridge will trace a single vector from one side of the tracks to the other, giving a sense of speed and motion while providing illumination for pedestrians and cyclists.

The prefabricated bridge was assembled by King Fabrication in Houston, Texas and a full fit up was conducted in May 2020 to ensure a continuous geometry. In June 2020, the bridge was delivered to Colorado Springs in sections and assembled and welded together on the ground adjacent to the rail yard and fit

INFRASTRUCTURE



Placement of the bridge at site.
(Source: Diller Scofidio + Renfro)



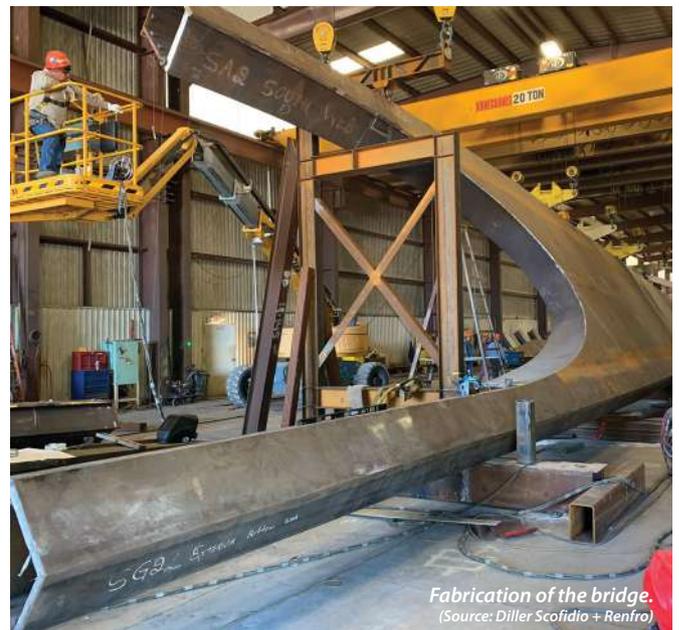
The site of Southwest Downtown Pedestrian Bridge at Colorado Springs, USA.
(Source: Diller Scofidio + Renfro)

out with a concrete walking surface, parapets, and architectural finishes. The US\$20 million superstructure will be driven into place using self-propelled modular transporters to place the entire bridge on its abutments during an eight-hour window of time, to minimize outage for the rail lines and yard in fall 2020. Final bridge finishes and construction of the elevator and staircase will take place this winter before opening to the public in early 2021.

THE UNITED STATES OLYMPIC AND PARALYMPIC MUSEUM

A new cultural facility recognized by the International Olympic Committee, the United States Olympic and Paralympic Museum celebrates American Olympic and Paralympic athletes. The southwest downtown pedestrian bridge provides a gateway to the 60,000 sqm museum located at the base of the Rocky Mountains in Colorado Springs, home of the United States Olympic Training Centre. The museum will act as an anchor to the new City for Champions District, forming a new axis bridging downtown Colorado Springs to the America the Beautiful Park to the west.

(Source: Diller Scofidio + Renfro)



Fabrication of the bridge.
(Source: Diller Scofidio + Renfro)



Openings Studio™

Improving Door Openings collaboration through BIM

Introducing ASSA ABLOY Openings Studio™

ASSA ABLOY has developed its own cloud-based BIM software tool called ASSA ABLOY Openings Studio™.

For creating and visualizing parametric 3D doors, frames, and hardware objects and modifying their associated parameters for use in design, construction, and facility management.

This industry-leading plugin improves the process of door scheduling, streamlines the information exchange, visualizes openings and its parameters for detailed design/scheduling process. It allows you to focus on design, collaboration and easily import the detailed hardware design back to your BIM project.

Openings Studio users can create “complete opening” parametric models with doors, frames and hardware specifications. Challenging projects such as K-12, Healthcare, Universities, government facilities and other institutional or commercial projects can be easily managed.

Designed exclusively for architects, contractors, distributors, facility owners and security consultants, Openings Studio encompasses all sorts of buildings projects and applications. As a collaborative software solution, owners, architects, and stakeholders are able to design, install, and manage openings seamlessly and efficiently, optimising the full potential of BIM technology.

Manage and control specification data.

Gain access to specifications, reports, and catalogues, with options to select and export specification data for consistent information in the model.

Track changes and reduce errors.

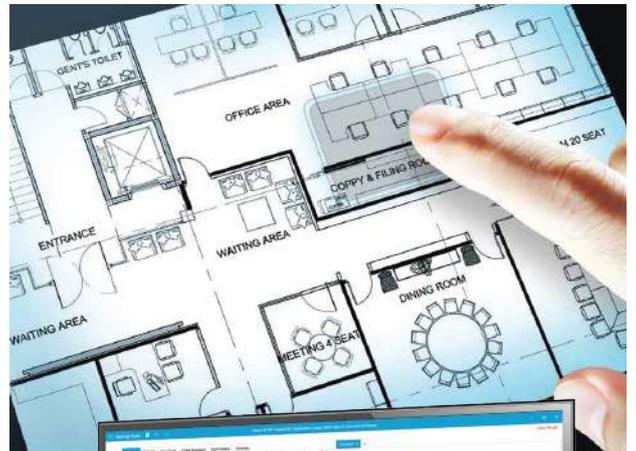
Submit project revisions through the Openings Studio plugin. Once submitted, any changes made to door openings are automatically tracked within Openings Studio.

Uncover time-savings on every project.

Receive door and hardware schedules faster by avoiding manual data entry and duplication of efforts.

Create opening specific Requests for Information (RFI's).

The RFI feature facilitates project specific collaboration for tracking and recording any changes to door openings.



ASSA ABLOY

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and more open world

ADVERTORIAL



NIPPON PAINT VIRUSGUARD

1st anti-viral & anti-bacterial paint in Malaysia



THE
COATINGS
EXPERT®

When news of COVID-19 pandemic came to light in December 2019, the world as we know it changed forever. The number of confirmed cases – globally and domestically – increased at such an alarming rate that by March 2020, nations across the globe began taking drastic measures to prevent further spreading of the virus.

The Malaysian government followed suit in worldwide efforts to flatten the curve by implementing Movement Control Order (MCO) that saw border closures, travel restrictions, general prohibition of social activities and gatherings, immediate closure of schools, government and private premises, and etc.

With the exception of “essential” sectors and services that were allowed to operate, albeit at half capacity and with strict adherence to the standard operating procedures (SOPs) set by the Ministry of Health, all other economic activities came to a screeching halt. Supply chains have been disrupted; unemployment rates have skyrocketed with companies resorted to conduct their business online therefore require less employees or are forced to shut down permanently. Despite the implementation of unprecedented government stimulus packages and interest rates dropping to near zero, the pandemic is still affecting many industries.

LIVING THE ‘NEW NORMAL’

Although there are signs of improvement in certain economic sectors, however, the possibility of new waves of infection

is inevitable. The uncertainty surrounding the duration and severity of the crisis indeed presents a range of challenges for the construction and property sector such as a delay in construction or cancellation of projects as well as building materials and labour shortages.

Containing the COVID-19 pandemic can only be managed by an unprecedented high level of cooperation, collaboration and solidarity from various ministries and the public in general. For instance, the Ministry of Works has collaborated with CIDB Malaysia and Ministry of International Trade and Industry to



develop a new normal SOPs that enabled the sector to operate safely, protect its workers and reduce the risk of spreading the infection.

Property developers and building owners have also begun exploring various design strategies to revitalize commercial office spaces to become more COVID-secure to protect the wellness of its occupants and visitors, and ensuring business continuity. This includes reconfiguring and retrofitting the interior design layout according to the six feet social distancing rule as per the World Health Organisation's (WHO) recommendation as well as installing other innovative features as such biometric and thermal screening, touchless contacts for restrooms and etc.

Many key industry players including Nippon Paint Malaysia are also stepping up their responsibility in formulating solutions for the marketplace, which not only keep the spread of infection at bay but also help create a safer interior environment.

SUSTAINABLE SOLUTIONS FOR SAFE INTERIOR SPACE

Even when practicing social distancing and sanitization has become an important part of our lives, recent independent market research indicated that when cleaning, 88% of us tend to overlook the largest surface in any indoor space – THE WALLS!

Being Asia's No.1 coating expert, Nippon Paint Malaysia places strong emphasis in Research and Development (R&D) activities, which remains a core priority to its success in product innovation. In response to global efforts against COVID-19 and creating a sustainable and safe environment for the community, Nippon Paint Malaysia has launched the first-of-its-kind anti-viral and anti-bacterial paint in the country, the **Nippon Paint VirusGuard**.

NIPPON PAINT VIRUSGUARD

Since embarking on health and wellness-focused coatings two decades ago with the introduction of Malaysia's first odourless paint, Nippon Paint Malaysia has brought in various innovative solutions such as the Green Choice Series, Child Wellness Range and Indoor Wellness Range, and now Antimicrobial Health and Wellness Range.

Fact **88%** OF INDIVIDUALS OVERLOOK WALLS WHEN CLEANING*. It is the largest surface in any indoor space!
*based on independent market research.



The launch of Nippon Paint VirusGuard represents the brand's continuous efforts in improving the overall health and wellness of our communities in Malaysia, as we continue to adapt to the new normal and take precautionary measures in our homes, workspaces and offices, while keeping everyone safe.

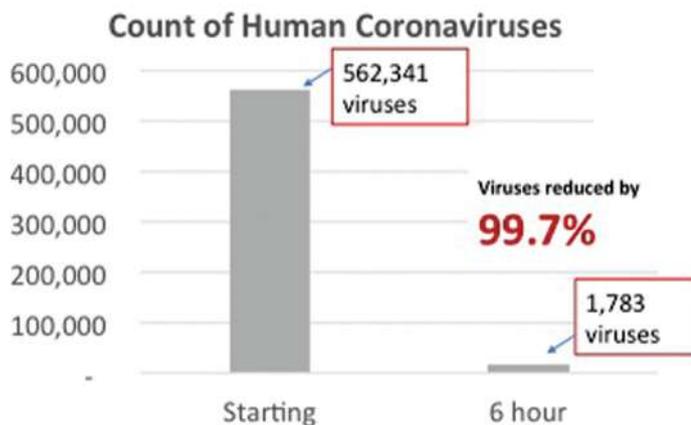
NIPPON PAINT VIRUSGUARD SILVER ION TECHNOLOGY PROVEN TO BE EFFECTIVE AGAINST VIRUSES RELATED TO RESPIRATORY DISEASES

Nippon Paint VirusGuard utilises the Silver Ion Technology, formulated from one of the world's oldest natural antimicrobial that is effective in mitigating the growth of viruses and bacteria such as the hand, foot and mouth disease (HFMD), influenza A (H1N1), Escherichia coli and Staphylococcus aureus as well as Human Coronaviruses (HCoV-229E) when in contact with the paint film. While HCoV-229E is different from coronavirus strain that is causing

the current COVID-19 pandemic, however being the *similar enveloped* type of virus to the current COVID-19 pandemic, Silver Ion Technology has shown its effectiveness in mitigating the growth of the viruses, in view of respiratory diseases will continue to impose an immense worldwide health burden and are among the most common causes of severe illness and death worldwide¹.

During an accredited 3rd party laboratory testing conducted by Analytical Lab Group earlier this year, Nippon Paint VirusGuard has demonstrated high antimicrobial efficacy in accordance to JIS Z2801 standard, an international testing standard on *Test for Antiviral Activity and Efficacy*:

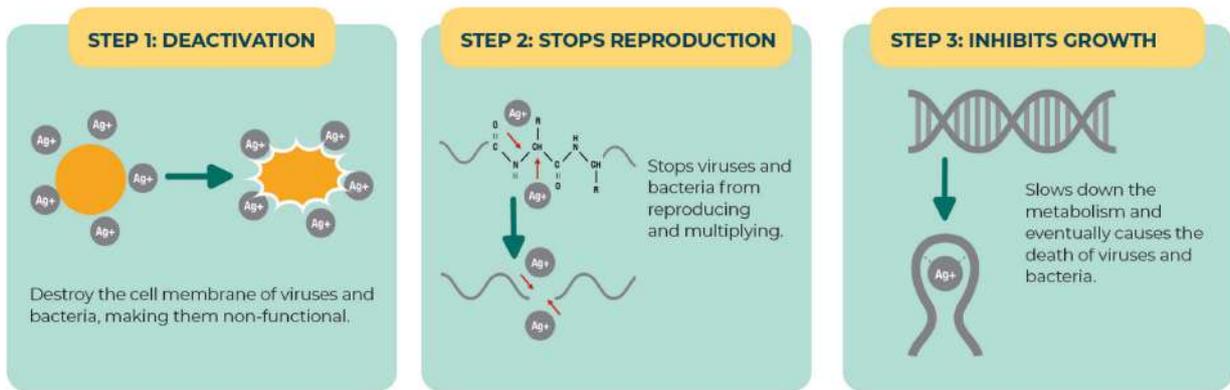
- 99% effective against Human Coronaviruses (HCoV-229E) in 6 hours
- 99% effective against H1N1
- 99% effective against HFMD (Cox-A16)
- 99% effective against E.Coli, S.Aureus, MRSA



Proven lab test result conducted by Analytical Lab Group (Ref: A29362).

¹https://www.who.int/gard/publications/The_Global_Impact_of_Respiratory_Disease.pdf

PRODUCTS & SERVICES



Nippon Paint VirusGuard Silver Ion Technology prevents the spread of viruses and bacteria via a three-step approach.

Safe for adults, children and even animals, the Silver Ion Technology prevents the spread of viruses and bacteria through a three-step approach:

- Deactivation of the function of viruses and bacteria
- Reducing its ability to multiply and reproduce
- Inhibiting its growth that ultimately causes the death of the bacteria and viruses.

Leveraging on the Silver Ion Technology for its anti-viral and anti-bacterial properties, this antimicrobial coating aims to create a protected and safe environment for all, to ensure that homes, workspaces and public premises are safe and conducive especially during this pandemic. Ideal for any indoor spaces, the Nippon Paint VirusGuard contains the following properties:

- Anti-viral
- Anti-bacterial
- Ultra-low Volatile Organic Compound (VOC)
- Superior washability
- Scrub resistance
- Mould and fungus resistance
- Long-lasting colour
- Easy and hassle-free maintenance

Nippon Paint VirusGuard is an environmental-friendly coating certified by both SIRIM QAS and Singapore Environment Council, making it safe for adults, children, and even pets, and ideal to be used especially for indoor environment. As a water-based paint, Nippon Paint VirusGuard can be applied plastered, skim coated or fibreboard substrate, with the recommended painting system as shown in figure on the right.

RECOMMENDED AREAS TO PAINT



All colours shown are as close to the actual Nippon Paint colours as modern printing techniques permit. Visit your nearest Nippon Paint Colour Creations outlet(s) to get a colour card.



#RuangSelamat

In times of pandemic, it is critical for everyone to play their part in adhering the safety and hygiene measures to flatten the curve. Nippon Paint Malaysia takes a proactive step by rolling out the #RuangSelamat initiative as part of the company's corporate social responsibility (CSR) to create a safer indoor environment for all.

Through #RuangSelamat, Nippon Paint Malaysia has donated over 1,000 litres of Nippon Paint VirusGuard to Hospital Sungai Buloh in appreciation of their frontliners' utmost commitment, dedication and courage during this unprecedented time. Since the breakout of COVID-19 in Malaysia, the frontliners have work tirelessly around the clock to protect the community even though they too are at risk of being infected with the deadly virus. With this in mind, Nippon Paint Malaysia has specifically selected its new antimicrobial coating for the repainting of the hospital premise to help maintain a healthy level of indoor wellness as the frontliner continue their efforts in saving lives and keeping the nation safe.

Further, Nippon Paint Malaysia has partnered with the Malaysian Institute of Property and Facility Managers (MIPFM) to distribute 600 litres of Nippon Paint VirusGuard to 42 property management agencies in Malaysia as an added protection for their management offices and guardhouses as well as public spaces with



high-traffic footfall.

Since its launch, Nippon Paint VirusGuard has been widely used across the country, namely at Selgate Rawang Hospital, KPJ Selangor Specialist Hospital, Pantai Hospital Ayer Keroh, Tun Hussein Onn Eyes Specialist Hospital, Jesselton Medical Centre, Hospital Sultanah Aminah, Klinik Kesihatan Pekan Nanas and more.

Create a safer environment for your building, contact us for Nippon Paint VirusGuard today:

NIPPON PAINT (M) SDN. BHD. (196701000578)

Lot I-17, Taman Perindustrian Subang Utama, Jalan SU4, 40300 Shah Alam, Selangor, Malaysia.

Customer Careline: 1-800-88-2663

E-mail: customercare@nipponpaint.com.my | Website: <https://professional.nipponpaint.com.my/>



Taman Seri Residensi, Sungai Kapar Indah, Klang, Selangor. Protected by realcolor® Primero.

STEEL IT RIGHT

Choose the right steel that suits your operational environment with CSC Steel realcolor®

Structural steel has become one of the most prevalent building materials available in the market today, and is considered an important component in the construction of modern structures including residential houses, commercial and industrial buildings. The versatility, sustainability and flexibility of structural steel are some of the main reasons for its use, as well as being a very cost-effective building material. In construction projects, the common applications of structural steel include frame structure, wall cladding and roofing profile.

In creating impressive and long-lasting buildings, structural steel is typically produced with a special coating to protect the metal as well as to reduce wear and tear. The type of coating to apply is determined by the end use of the product, and your operational environment.

This is especially important for CSC Steel when producing its extensive range of products, which include pickled and oiled steel coils (PO), cold rolled steel coils (CR), galvanized steel coils (GI) and pre-painted steel coils (PPGI). The Taiwanese-owned steel producer is also actively shaping its brands, one of which

is realcolor®, to further expand its market share in the building material industry.

CSC STEEL realcolor®
CSC Steel's realcolor® consists of three range of products – Supreme, Thermoshield and Primero – each catering to different types of operational environment. realcolor® Thermoshield and realcolor® Supreme have obtained the SIRIM certification ISO 9223 under C-5I (Industrial) and C-5M (Marine) categories,

the only steel products with the highest anti-corrosion rating available in the Malaysian market to date.

The obtained SIRIM certification is based on MS 2383:2011, which specifies and defines the anti-corrosion performance of pre-painted metal sheet into five categories in reference to the principle ISO 9223 environmental corrosiveness guidance. The range of corrosion categories relative to CSC Steel's brand includes:

CATEGORY	DESCRIPTION	CORROSION RATE (µm/y)	TYPICAL ENVIRONMENTS	CSC STEEL'S BRAND		
				Supreme realcolor®	Thermoshield realcolor®	Primero realcolor®
C-5M	Very high – geothermal, marine	80 - 200	Coastal and offshore areas with high salinity and exposed areas along the coastline.	✓		
C-5I	Very high – industrial	80 - 200	Industrial area with high humidity and very high industrial pollution.	✓	✓	
C4	High or Tropical	50 - 80	Industrial areas and coastal area with high pollution and moderate salinity.	✓	✓	✓
C3	Medium	25 - 50	Urban areas and industrial atmosphere with moderate pollution. Coastal area with low salinity.	✓	✓	✓
C2	Low	1.3 - 2.5	Atmosphere with minimum pollution, very low humidity (rural areas).	✓	✓	✓
C1	Very low	< 1.3	Dry zone with very low pollution and humidity.	✓	✓	✓

Source: www.steelconstruction.info | www.sirim.my | www.jsm.gov.my

ISO 9223 specifies the key factors in the atmospheric corrosion of metals and alloys. These are the temperature-humidity complex, pollution by sulphur dioxide and airborne salinity¹. Corrosion rates can vary within a given local environment due to effects of sheltering, prevailing winds and etc; therefore, it is the 'micro-climate' immediately surrounding the building that determines its corrosion rate.

Some types of buildings may fall into one or a combination of the above categories depending on their location, design and construction. For instance, hospital buildings are typically in C1 category but may contain kitchen and laundry areas that are classified as C3.

C5 category is especially for buildings that are situated in high industrial areas with high humidity and aggressive atmosphere (C-5I category) or coastal areas with high salinity (C-5M category), which also have interior areas with almost permanent condensation and high pollution. ISO 9223 gives dose-response functions for normative estimation of the corrosivity category based on the calculated first-year corrosion loss of standard metals. This means that buildings in C-5I and C-5M categories would experience steel thickness loss of 80 – 200µm per year.

While the lifespan of a commercial structure on average ranges from 50 to 60 years, it can go further when the right building material is used in its construction. For buildings built and operating in C-5I and C-5M categories, this means choosing the right structural steel that suits your operational environment.

CHOOSE THE RIGHT **realcolor®** FOR YOUR BUILDING

realcolor® SUPREME – Your ultimate selection against weathering

realcolor® Supreme provides superb performance for roofing and wall cladding in harsh environment. The top-liner comprises Hynar/Kylar-certified PVdF coating, which is known as the only SIRIM-certified C-5M roofing material in the Malaysian market. It contains more than 70% Polyvinylidene Fluoride (PVdF) binder that offers a unique combination of excellent outdoor durability, UV protection, formability and chemical resistance. It provides supreme resistance to corrosion, weather conditions and chemical exposure, as well as superb performance of high thermal stability and excellent formability.

realcolor® THERMOSHIELD- Stay cool always. Be clean. Be durable

realcolor® Thermoshield is a cool roof system that provides excellent heat reflection and thermal control. This pre-painted galvanised steel can retain its glossiness and colour vibrancy longer, improves aesthetic and clean exterior for roofing and cladding in industrial, residential and commercial buildings. It is one of the greenest building materials with no hazardous substances, fully compliant to the latest RoHS and Uniform Paint Standard with routine accredited lab test – thus, the perfect choice for protection against harsh weather conditions and highly corrosive environments.

realcolor® PRIMERO- High performance polyester coated galvanised steel

realcolor® Primero is one of the most versatile materials suitable for tropical and higher corrosion rate environment with up to C4



Sunway Big Box Retail Park, Sunway Iskandar, Nusajaya, Johor.
Protected by **realcolor® Supreme**.



Jimah Power Plant, Port Dickson, Negeri Sembilan.
Protected by **realcolor® Supreme**.



MISC Integrated Logistics, Port Klang, Selangor.
Protected by **realcolor® Thermoshield**.

rating as certified by SIRIM. It can satisfy most common roofing and cladding application with its excellent surface hardness and flexibility, optimum durability and good formability as well as optimal colour selection.

For more information, kindly scan



¹<https://www.iso.org/standard/53499.html>



M2-D SMART LOCK

Midea keeps you and your home safe the easy, smart way

Keeping your loved ones and your home safe ‘under lock and key’ gets a whole new meaning with M2-D Smart Lock, a smart home solution by Midea.

For more than 50 years, Midea has worked tirelessly in building a strong rapport with homeowners by “providing surprisingly-friendly solutions for the one who treasure those tiny moments at home”. Midea takes pride in its market position as one of the world’s leading home appliance manufacturers, offering one of the most comprehensive range of products including smart home solutions.

Among Midea’s smart home solutions is M2-D Smart Lock, designed with all-round protection features for your peace of mind. The functions and advantages of M2-D Smart Lock include:

DUAL ACCESS MODES

In addition to password keypad panel, M2-D Smart Lock is designed with embedded fingerprint recognition in the handle that unlocks the door in one step.

GUARANTEED PROTECTION AND SECURITY

The core and lock body clutch of the M2-D Smart Lock is designed with powerful anti-breaking capability features such

as anti-drilling and anti-lock-picking. It also effectively prevents prying; in the event of such incident, the smart lock system will sound an alarm.

Other safety features of M2-D Smart Lock include peephole protection design, and prevention against unlocking with magnetic field and electric field technologies including Tesla coil. The M2-D Smart Lock is packaged with a warranty period of two (2) years.

LOW POWER CONSUMPTION, PROLONGED BATTERY LIFE

M2-D Smart Lock is designed with Midea patented energy saving technology, which reduces power consumption and prolongs battery life. Standby power is available via micro USB.

ADDITIONAL COMFORT FUNCTIONS

The keypad panel of M2-D Smart Lock includes a touch ergonomic doorbell button, which ensures comfortable texture, giving the user a better door-opening experience. It also features mute mode, which can be set through the door lock to avoid disturbing family members if someone returns home late at night and prevents late-night pranks.

BEST APPLICATION

M2-D Smart Lock can be installed on wooden doors with thickness of 45mm ~ 80mm.



Make it
Easier for Life!



Finger
print



Scramble
Code



Child
Protection



Long
Battery Life



Embedded
Doorbell



Enhanced
Lock Body



Double-locking
In Home



Emergency
Power

Sole Distributor:

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• **PENANG** No. 35, Jalan Perniagaan Gemilang 1, Pusat Perniagaan Gemilang, 14000 Bukit Mertajam, Pulau Pinang. Tel: 04-548 3938 Fax: 04-548 9698

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• **PERAK** No. 38, Persiaran Perindustrian Pengkalan 10, Kawasan Perindustrian Pengkalan, 31500 Lahat, Perak. Tel: 05-323 2529 Fax: 05-323 2529

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• **SARAWAK** 1st Floor, Lot 8517, Stutong Commercial Centre, Jalan Stutong, 93350 Kuching, Sarawak. Tel: 082-363 167 Fax: 082-366 167



Midea Malaysia

midea_malaysia



my.midea.com



(Source: David Yeow via archdaily.com)



(Source: David Yeow via archdaily.com)

YTL HEADQUARTERS

Kuala Lumpur, Malaysia

YTL Corporation Berhad, a large Malaysian infrastructure conglomerate founded in 1955, grew from a small construction firm into a global infrastructure company spanning oil & gas, cement, construction, property development and hotels.

Previously occupying various offices in different locations, this YTL Headquarters located along Jalan Bukit Bintang at the heart of Kuala Lumpur brings together for the first time, the entire suite of YTL departments (numbering more than a dozen, comprising 1000 staff members), each of which have developed their own culture and operations.

The Ministry of Design (MOD) was commissioned to design the public areas shared by these departments and to present a unified brand identity under one roof. Therefore, MOD sought to create a series of choreographed spatial experiences with the aim to balance YTL's legacy of corporate professionalism with a future-forward attitude that embraces change.

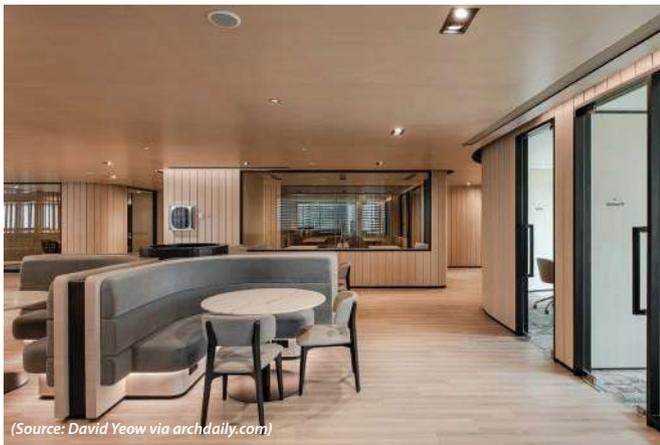
There are two main public area zones – Ground Floor lobby and Levels 8-10 – featuring a host of collective meeting zones and a café.

At the Ground Floor, visitors are greeted by a vertically cavernous lobby spanning more than 25 m in height (seven



(Source: David Yeow via archdaily.com)

floors). The soaring space has been designed to capture the rays of light in the daytime and glow like a lantern in the evening. Further, the marble-clad columns are designed as such that its rhythm is denser and more grounded at the bottom yet getting lighter towards the top, giving of ascending lightness. Horizontal



striations and ridges are inserted using bronze accents in the continuing pattern of white Bugatsa Marble, which provide visual relief rather than a continuous ascension to the top. A glittering art installation hovers like a cloud over a series of pavilion niches that provide a sense of human scale in this vast space.

The seating areas are also designed as architectural pavilion niches rather than mere decorative benches, furnished with iconic Barcelona Couches for visitors to sit on and admire the lobby's majestic cavernous quality. The pavilion niches are designed in the same restrained material palette featuring bronze bead blast metal trims for consistency.

The building also incorporates a "destination-dispatching" elevator system where upon passing through the turnstiles, visitors would need to indicate the destination floor number at the lift call button area. Design-wise, while MOD wanted to keep the entrance experience entirely symmetrical from the drop-off to the lift car, there was an existing stair core that prevents this symmetry. In response, MOD has created a bronze-clad "portal" to anchor the lift portal and draw a visitor's eyes towards that lift lobby when he enters the main lobby. The lift lobby is accented with the same bronze metal as the main lobby for a consistently disciplined material palette.

Levels 8 to 10 comprise a café, multiple types of open & closed meeting spaces and a 122-pax function room. This public zone is conceived to be an extension of the lobby area, and is conceptualized to be the point of interface between YTL staff and external visitors and consultants. The "heart" of L8 is the handsome grey granite café counter with bronze shelves and oak timber ceilings and walls, which is designed with a rough-edged split-face granite on its vertical surfaces and a smooth black sesame polished granite for the horizontal counter.

To introduce connectivity between Levels 8 and 9, MOD introduced a void and a feature spiral stair, designing an arresting and dynamic cage-like stair with vertical rods made of powder coated bronze metal, sitting on a bed of black gravel. A visitor is meant to feel a sense of timeless elegance and beautifully crafted materiality whilst climbing the stair, with one hand on the elegant leather handrails.

On all three Levels 8 – 10, a myriad of meeting space types were created to suit a variety of small to large gatherings, private to non-private. These spaces range from casual communal tables, open discussion areas, hot-desk / banquette seating / booth seating areas, to semi-enclosed meeting rooms, acoustically private rooms, a VIP room and a large multi-function meeting area that can seat 122 persons.

These spaces are designed with a warm and sophisticated palette, featuring warm oak timber for the walls and ceilings, silver mink marble flooring and black powder-coated metal trims for lighting fixtures. The café, banquette and booth seating are upholstered in German-based innovative fabric from Saum & Viebahn whose "magic" range features high quality fabrics built for high-usage and easy maintenance. The tables feature either striking black Nero Marquina marble or elegant white Calacatta marble. The enclosed meeting rooms feature handsome carpet flooring from the Net Effect Collection, elegant brown leather chairs and timber tables.

(Source: archdaily.com)

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(Source: Schran Image)

CHANGZHOU CULTURE PLAZA

Changzhou, China

In the Chinese province of Jiangsu, within the catchment area of Shanghai, lies the city of Changzhou which, with its about 5 million inhabitants, has developed into an important industrial metropolis in the Yangtze Delta region. In the newly created city centre of Changzhou, gmp Architekten has created a cultural centre with an art museum, library, hotel, offices, and retail areas. The German firm won an international competition with a design that generates a spatially diverse urban landscape with buildings and a public park. With this concept, the Changzhou Culture Plaza has become a symbolic and unmistakable new public centre of Changzhou.

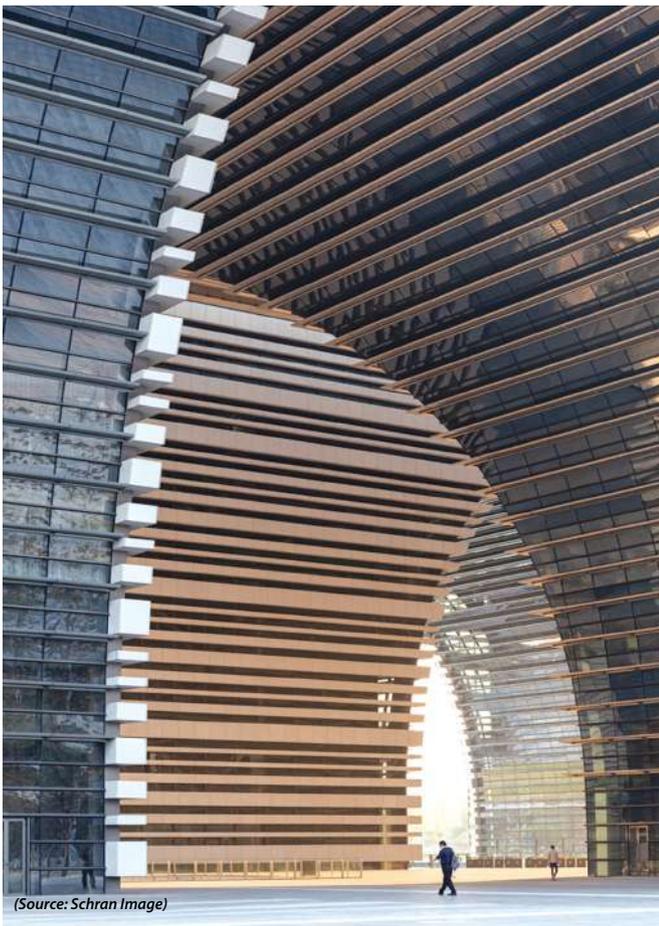
The Changzhou Culture Plaza is surrounded by a public park, which together with the Town Hall and the Changzhou Grand Theatre located to the north, forms the new city centre of Changzhou. The development comprises six identical, freestanding building modules that are angled towards each other and arranged in a 2×3 cluster. Each module is based on a footprint



(Source: Schran Image)



(Source: Schran Image)



(Source: Schran Image)

area of 70m × 70m and, as an autonomous unit with individual entrance and lobby, accommodates one of the functions of the Culture Plaza such as the art museum, library, hotel, and offices.

Visually, the 50m-high buildings appear as cubes that are hollowed-out on two sides. In this way, together they create a roofed-over public space that interlinks with the park, forming

a spatially diverse city landscape. The watercourse that runs diagonally across the 17-hectare site flows in a canyon-like sculpted cutting, which links the commercial functions with each other at basement level. Further, it emphasizes the bridge motif of the buildings and links the Plaza with the underground station to the south-east. The view from the north articulates the gesture of a large gate that, across Longcheng Avenue, faces Changzhou People's Square with the Town Hall and Grand Theatre.

Following the basic idea of the concept, the façades have been designed according to the principle of unity with diversity. A natural stone façade dominates the orthogonal building envelope; the curved cut-out areas are given prominence by an elegant glazed façade, making the cut edges visible, and sculpturally emphasizing the abstract shape of the buildings. In this way, different characters are acquired by the building envelopes, which are spanned by a uniform horizontal façade structure with wide aluminium louvers that follow the curvature beneath the cantilever. At the same time, the horizontal natural stone or metal louvers serve as external solar screening that significantly increases the energy efficiency of the buildings.

During the day, the solid stone bands form a strong, rhythmical contrast to the dark glazed areas. At night, when the buildings are internally illuminated, the arched glazed areas are invitingly lit and, beneath the almost 40 m-high arches, create impressive interaction between the inside and outside with continually varying angles of view.

The loadbearing structure consists of reinforced concrete cores and a steel construction that diagonally cantilevers by almost 40m on two sides of the core area. The vertical load is transferred downwards via compression arches, and the horizontal forces are transferred to the reinforced concrete cores via the cantilever floors. On the upper floors of the modules there are large column-free exhibition spaces and Sky Gardens of almost 4,000 sqm.

(Source: gmp Architekten)



(Source: CONTEXT Landscape Architecture via landzine.com)

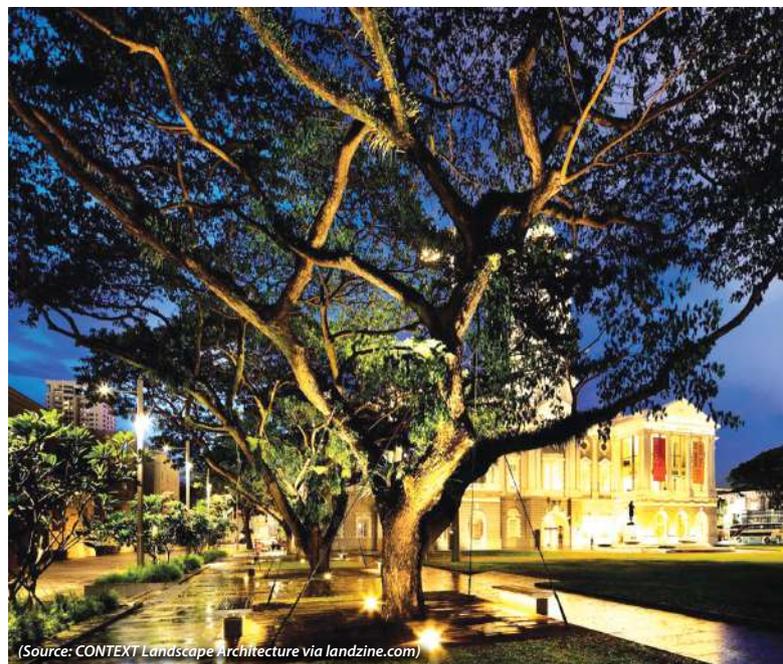
EMPRESS PLACE & ESPLANADE PARK

Singapore's historic waterfront showcases contemporary features, reconnecting people to their rich heritage

Located in the green heart of Singapore's historic civic and cultural precinct at the mouth of the Singapore River, the landscapes of Empress Place & Esplanade Park are contemporary in character yet retain strong references to its historic past. Laid out according to the Raffles Plan of 1822, the iconic park settings are fringed by a contiguous riverfront promenade and the city's major cultural buildings like the Asian Civilizations Museum, Victoria Theatre, National Art Gallery, and signify both the historic beginnings and climax of the city's green necklace at Marina Bay.

In 2013, Singapore's Urban Redevelopment Authority held an international competition for a new Civic precinct masterplan to celebrate Singapore's 50 years of independence. The aim was to highlight the recently restored civic and cultural precinct as a centrepiece of Singapore life and imbue the somewhat tired waterfront and open spaces with an enhanced destination and parkland experience.

Cox Architecture and CONTEXT Landscape Architecture, in association with Architects 61, Arup and Arcadis, won the competition and subsequently realising a project that has reinvigorated the riverfront parkland location and gifted the city



(Source: CONTEXT Landscape Architecture via landzine.com)



(Source: CONTEXT Landscape Architecture via landzine.com)



(Source: CONTEXT Landscape Architecture via landzine.com)



(Source: CONTEXT Landscape Architecture via landzine.com)

with a new ‘great lawn’ – the Empress Lawn – fronting the Victoria Theatre and Concert Hall.

At its core, the masterplan sought to enhance the civic decorum of the public and ceremonial spaces, enhance the pedestrian and visitor experience, improve connections, and restore the status of the parklands as a much loved events and gathering space in the City in a Garden.

The project has delivered improvements to the waterfront promenades and parklands, new events spaces, streetscape improvements, a new playground, two sets of water steps, special lighting, new signage, street furnishings, and extensive landscaping for the precinct. The parklands have also been retrofitted with enhanced connections, new lifts and improved access to the adjacent Esplanade Theatres’ car park and MRT, improving permeability and wayfinding in the public domain. The heritage fountains and memorials have also been restored, tangibly engaging the public with their multicultural past.

The new planting design of the parklands strengthens the character and identity of this heritage setting, with a focus on sweeping lawns, large shade trees and a lush new understorey of colourful shrubs and groundcovers to unify the various lawns and garden rooms.

Complementing the tree avenue are waterfront steps, inspired by the Chand Baori stepwell in Rajasthan. Modular precast concrete pieces were fitted like a jigsaw puzzle onto piles to form the complex step design extending and suspending over the river, reducing construction time and materials.

To consolidate the ‘great lawn’ in front of the Victoria Theatre and Concert Hall, roads and pathways were realigned and over eight 60 tonne heritage-listed Rain Trees (*Samanea saman*) were seamlessly transplanted from the street edge of Empress Place

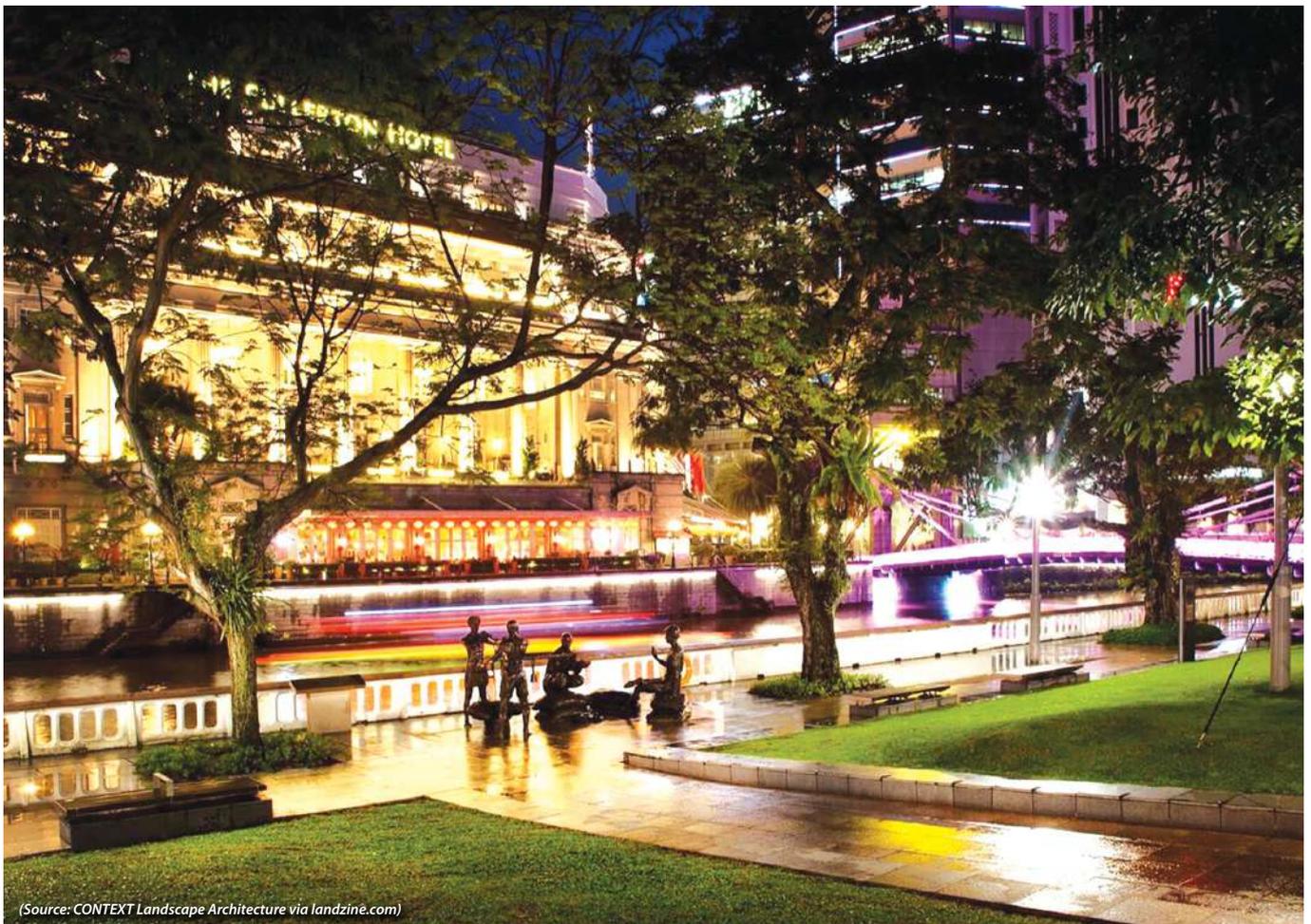
Landscape



(Source: CONTEXT Landscape Architecture via landzine.com)



(Source: CONTEXT Landscape Architecture via landzine.com)



(Source: CONTEXT Landscape Architecture via landzine.com)



(Source: CONTEXT Landscape Architecture via landzine.com)



(Source: CONTEXT Landscape Architecture via landzine.com)

to frame the western perimeter of the lawn. The trees were successfully transplanted through a bespoke, minimally invasive, yet simple system of pipe-jacking before being lifted by crane, relocated and anchored to a specially designed concrete slab underground. This technique was a first for Singapore.

To encourage activity at night, the lighting design took a site-sensitive, LED driven approach to rebalance light intensities, creating a soft ambience for seamless and comfortable wayfinding. The architectural details of historic landmarks are respectfully highlighted and integrated into the landscape design to complete the approach.

Since the reopening of the precinct, Empress Place and Esplanade Park has reignited its vigour as a vibrant destination for civic events and ceremonial functions, as well as a place for social interaction, festivals, events, and locals at play.

(Source: CONTEXT Landscape Architecture via landzine.com)

BLUE OCEAN PROJECTS SDN BHD

The Terraces @ Damansara, Kampung Sungai Kayu Ara, Petaling Jaya, Selangor, Malaysia.

PROJECT REF. 0920-7448

CLASSIFICATION Residential

STAGE OF PROJECT Sitework

LOCATION Lot 13717, Premis No: 860,
Jalan Masjid, PJU 6A,
Kampung Sungai Kayu Ara,
Mukim Sungai Buloh,
Daerah Petaling, Selangor,
Malaysia.

(GPS Coordinates: 3.137639,101.613446)

APPROX. PROJECT COST Undisclosed

APPROX. COMMENCEMENT DATE 4Q 2019

APPROX. COMPLETION DATE 1Q 2022

DEVELOPER

Blue Ocean Projects Sdn Bhd
Suites 15-03 Level 15, Heritage House,
33 Yap Ah Shak,
50300 Kuala Lumpur, Malaysia.
Tel: +603-2693 3211 Fax: +603-2694 2889
Sr Account Executive: Ms Michelle Loke

ARCHITECT

Akitek Akiprima Sdn Bhd
E-01-4, Subang Square Business Park
(East Wing), Jalan SS15/4G,
47500 Subang Jaya, Selangor, Malaysia.
Tel: +603-5633 5877 Fax: +603-5633 0769
E-mail: akiprima-kl@akiworld.com
Director: Dato' Cheah Kah Lip

C & S ENGINEER

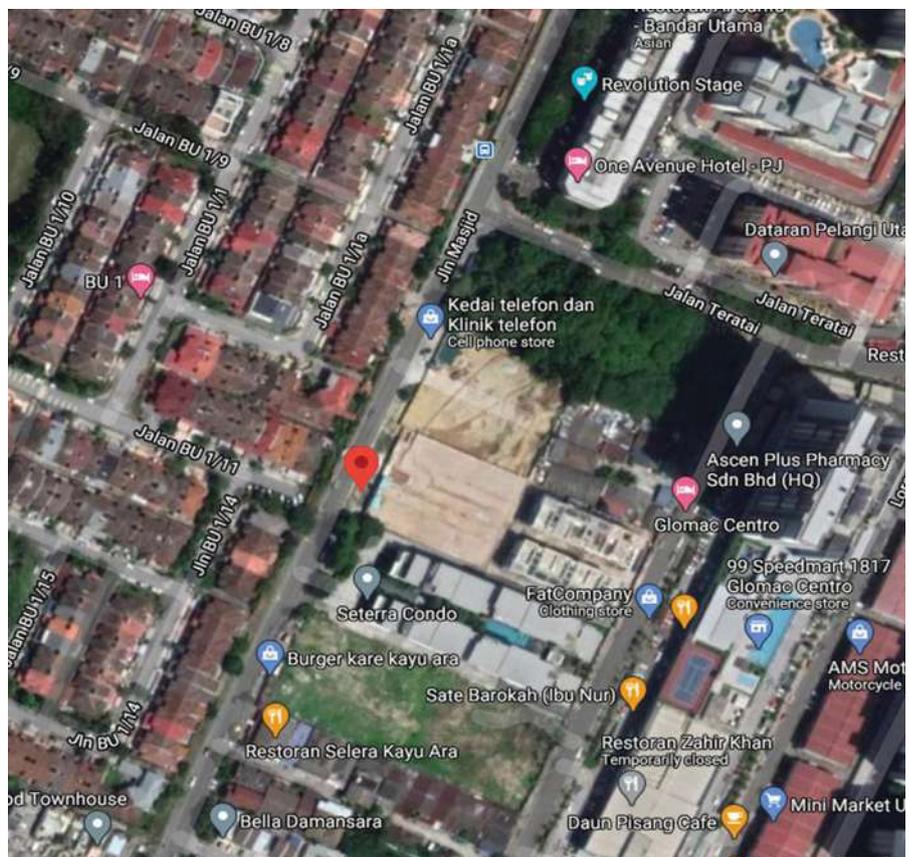
STA Consulting Engineers
9-2, Jalan USJ 10/1F, UEP Subang Jaya,
47620, Subang Jaya, Selangor, Malaysia.
Tel: +603-5633 4335 Fax: +603-5633 5179
E-mail: sta.simon.my@gmail.com
Director: Ir Simon Thomas

M & E ENGINEER

Perunding Timur Sdn Bhd
Suite L16-1 & 16-2, Level 16,
PJX-HM Shah Tower,
16A, Persiaran Barat,
46050 Petaling Jaya, Selangor Malaysia.
Tel: +603-7499 1105 Fax: +603-7499 7160
E-mail: office@perundingtimur.com.my
Director: Ir David Lee Leh Sing

QUANTITY SURVEYOR

KCL QS Consult
6A, Jalan 20/38A,
Taman Sri Sinar, Segambut,
51200 Kuala Lumpur, Malaysia.



Tel: +603-6272 2023 Fax: +603-6272 2027

E-mail: kclqs@hotmail.com

Sr General Manager: Mr Koh Eng Tat

MAIN CONTRACTOR

To Be Appointed

BRIEF DESCRIPTION

Proposed residential development comprises 14 units of exclusive landed 3-storey homes in a terrace garden setting. The units have lot size of 24' x 55' and built-up area of 3,700 sq ft (5 bedrooms + 5 bathrooms).

CONSTANT PREMIUM SDN BHD

Vista Sentul Residences @ Sentul, Kuala Lumpur, Malaysia.

PROJECT REF. 0920-7444

CLASSIFICATION Serviced Apartment

STAGE OF PROJECT Sitework

LOCATION Lot 50954, Mukim Batu,
Kuala Lumpur, Malaysia.

(GPS Coordinates: 3.190302, 101.688531))

APPROX. PROJECT COST RM308 million

APPROX. COMMENCEMENT DATE 3Q 2020

APPROX. COMPLETION DATE 3Q 2023

DEVELOPER

Constant Premium Sdn Bhd

(A subsidiary of Platinum Victory Sdn Bhd)

Lot 25067, Taman Melati Utama,

53100 Setapak, Kuala Lumpur, Malaysia.

Tel: +603-4108 8666 Fax: +603-4108 8333

E-mail: sales@platinumvictory.com

Senior Manager (Branding & Marketing):

Mr Vincent Seow

ARCHITECT

KSKA Architect

B-2-9 VIVA, 378 Jalan Ipoh,

51200 Kuala Lumpur, Malaysia.

Tel: +603-4042 8988 Fax: +603-4042 7588

E-mail: kskaarkitek@gmail.com

Principal: Ar Lim Siew Bok

C & S ENGINEER

Jurutera Perunding RIZ Sdn Bhd

73-2, Petaling Utama Avenue,

Jalan PJS 1/50, Taman Petaling Utama,

46150 Petaling Jaya, Selangor, Malaysia.

Tel: +603-7770 1640 Fax: +603-7770 1641

E-mail: jprizkmr@gmail.com

Director: Mr Khairul Izman Kamal

M & E ENGINEER

CHT International Sdn Bhd

Unit 803, Block B, Phileo Damansara 1,

9 Jalan 16/11,

46350 Petaling Jaya, Selangor, Malaysia.

Tel: +603-7954 8871 Fax: +603-7954 8872

E-mail: cht@chtint.com

Managing Director: Ir Tey Chai Heng

QUANTITY SURVEYOR

Jurukur Bahan FPS Sdn Bhd

Suite 11-1-2, Jalan 4/101C,

Cheras Business Centre, Jalan Cheras,

56100 Kuala Lumpur, Malaysia.

Tel: +603-9131 8787 Fax: +603-9131 8759

E-mail: fps@fpsqs.com.my

Associate Director: Ms Celeste Lock Mei Yee



MAIN CONTRACTOR

Southern Score Sdn Bhd

Platinum Hill PV7,

Unit 21-3, 3rd Floor,

Taman Melati Utama, Setapak,

53100 Kuala Lumpur, Malaysia.

Tel: +603-4162 8289 Fax: +603-4162 2338

E-mail: enquiries@southernscore.com

General Manager (Development & Projects):

Mr Ong Beng Hoe

BRIEF DESCRIPTION

Proposed development comprises two residential blocks to be built on a 2.38-acre of freehold land. The first block has 262 units spread over 32 floors while the second block has 45 floors, housing 443 units. It features eight types of units, with built-up areas from 689 - 1,216 sq ft. The development offers a selection of facilities and amenities ie playscape areas for kids and adults, a yoga room and deck, infinity and wading pools, a nursery, etc.

DNP LAND SDN BHD

Garden Villas @ Jesselton Hills, Bukit Mertajam, Pulau Pinang, Malaysia. (Phase 4A)

PROJECT REF. 0920-7441

CLASSIFICATION Residential

STAGE OF PROJECT Sitework

LOCATION PT3615-PT3800, PT3801,
PT3803-PT3807, Mukim 15,
Seberang Perai Tengah, Alma,
Bukit Mertajam, Pulau Pinang,
Malaysia.

(GPS Coordinates: 5.319325,100.489346)

APPROX. PROJECT COST Undisclosed

APPROX. COMMENCEMENT DATE 4Q 2019

APPROX. COMPLETION DATE 4Q 2021

DEVELOPER

DNP Land Sdn Bhd

(A subsidiary of Wing Tai Malaysia Sdn Bhd)

166-A, Rifle Range Road,

11400 Pulau Pinang, Malaysia.

Tel: +604-827 7111 Fax: +604-828 6804

E-mail: pgmkt@wingtaiasia.com.my

Sr Project Manager: Mr Parker Tang

ARCHITECT

Arkitek Permata

6-04, Wisma Pantai,

Jalan Wisma Pantai,

12200 Butterworth, Pulau Pinang, Malaysia.

Tel: +604-3232 071 / 3318 101

Fax: +604-3324 601

E-mail: ap_bw@yahoo.com

Principal: Dato' Ar Teng Chew Hoe

C & S ENGINEER

Horizon Civil & Structural

Engineering Consultant

300, 1st Floor, Kompleks Perniagaan Anggerik,

Lorong Peremba, Jalan Tunku Abdul Rahman,

05050, Alor Setar, Kedah, Malaysia.

Tel: +604-7722 099 Fax: +604-7722 066

Engineer: Mr Ho

M & E ENGINEER

i-Consultancy

40, 1st Floor, Jalan Bawal,

Taman Kimsar,

Seberang Perai Utara,

13700, Butterworth, Pulau Pinang, Malaysia.

Tel: +604-3985 933 / 390 9911

Fax: +604-3909 933

E-mail: info@iconsultancy.com.my

Partner: Mr Khoo Boo Hon

QUANTITY SURVEYOR

Care of Developer



MAIN CONTRACTOR

Choongcons (Penang) Sdn Bhd

17, Merican Road

10400 George Town,

Pulau Pinang, Malaysia.

Tel: +604-2289 066

Fax: +604-2289 226

E-mail: ccons05@yahoo.com

Quantity Surveyor: Mr Ch'ng

BRIEF DESCRIPTION

Proposed development comprises 122 units of double storey semi-detached villas situated on elevated land with parks and lake gardens. The villas will have a land area from 39' x 82' (ranging from 2,605 - 8,105 sq ft) and built-ups of 23' ~ 29' x 42'/47' (2,485 sq ft) including a 10' sized backyard. Each unit comes with 5 bedrooms + 1 utility room + 6 bathrooms.

FELCRA PROPERTIES SDN BHD

Semarak 20 @ Jalan Semarak, Kuala Lumpur, Malaysia.



PROJECT REF. 0920-7437

CLASSIFICATION Mixed Development

STAGE OF PROJECT Structural

LOCATION Lot 391 Section 87A, Jalan Semarak, Kuala Lumpur, Malaysia.

(GPS Coordinates: 3.169944, 101.717562)

APPROX. PROJECT COST >RM1 billion

APPROX. COMMENCEMENT DATE 2Q 2015

APPROX. COMPLETION DATE 2Q 2023

DEVELOPER

Felcra Properties Sdn Bhd

(A subsidiary of Felcra Berhad)

Wisma FELCRA, Lot 4780,

Jalan Rejang, Setapak Jaya,

Peti Surat 12254, 50772 Kuala Lumpur.

Tel: +603-4145 5000 Fax: +603-4142 8162

E-mail: felcra@felcra.com.my

ARCHITECT

HMSK Architecture Sdn Bhd

Unit A-21-8 Level 21,

Tower A Menara UOA Bangsar,

5 Jalan Bangsar Utama 1,

59000 Kuala Lumpur, Malaysia.

Tel: +603-2282 1308 Fax: +603-2282 3621

E-mail: project@hmsk.com.my

Director: Ar Michael SK Chong

C & S ENGINEER

SNA Consult Sdn Bhd

Unit C313, 3rd Floor, Block C,

Damansara Intan, 1, Jalan SS20/27,

47400 Petaling Jaya, Selangor, Malaysia.

Tel: +603-7729 2299 Fax: +603-7729 2599

E-mail: snacsl@gmail.com

EDP Consulting Group Sdn Bhd

24-1, Jalan USJ 10/1,

47620 Subang Jaya, Selangor, Malaysia.

Tel: +603-5635 1003 / 1097

Fax: +603-5635 1496

E-mail: info@1edpcon.com

Director: Ir Teoh Han Eng

M & E ENGINEER

FELCRA bina Sdn Bhd

Wisma bina @ Hedgeford

33 G-2, Blok A, Jalan Maju Ria 2, Plaza Wangsa

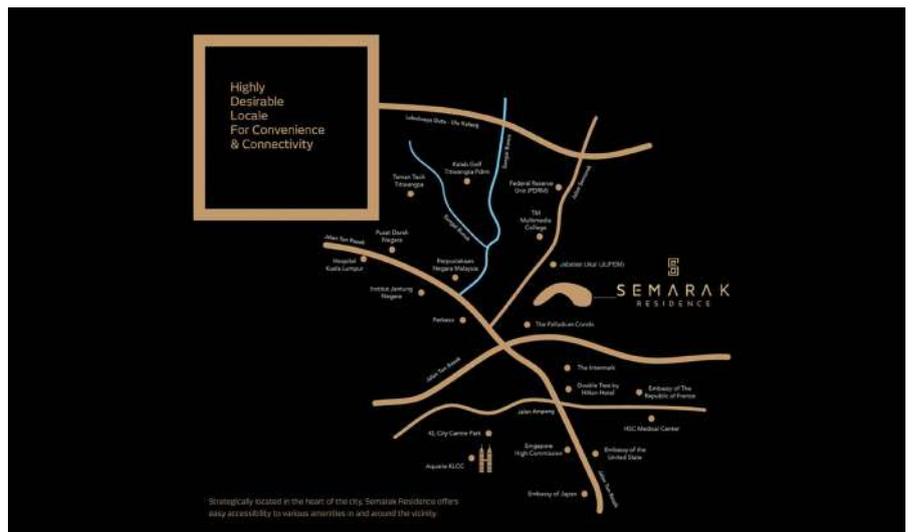
Maju, Seksyen 10, Wangsa Maju,

53300 Kuala Lumpur, Malaysia.

Tel: +603-4131 2009 / 8009

E-mail: info@felcra@felcra.com.my

Director: Mr Suhaimi Abdul Hamid



Ryad Hassan & Associates Sdn Bhd

M-Avenue, C-2-1, Block C,

Jalan 1/38A, Segambut Bahagia,

51200 Kuala Lumpur, Malaysia.

Tel: +603-6242 2364

E-mail: ryadhassan@gmail.com

Mech. Eng.: Mr Mohd Hafizuddin Hamdan

QUANTITY SURVEYOR

Quantum Surveyors Sdn Bhd

20-1, Jalan USJ 1/1B,

47620, Subang Jaya, Selangor, Malaysia.

Tel: +603-8023 2158 Fax: +603-8023 2458

E-mail: quantumqs.hq@gmail.com

Contract Executive: Ms Asyiqin Razak

MAIN CONTRACTOR

WZR Property Sdn Bhd

(A subsidiary of WZR Group)

24-26, 1st, 2nd & 3rd Floor,

Jalan BK5A/2A, Bandar Kinrara,

47180 Puchong, Selangor, Malaysia.

Tel: +603-8070 9498 Fax: +603-8070 9598

E-mail: enquiry@wzr.com.my

Managing Director: Mr Ibrahim Rahmad

BRIEF DESCRIPTION

Proposed project is a leasehold mixed-use development situated on a 1.63 ha site on Jalan Semarak. It comprises a 35-storey office block, a 40-storey serviced apartment block comprising 480 units, a six-storey trade centre and a two-storey convention centre.

As at 30 September 2018, the project was about 42% completed when it was put on hold. In Jan 2020, Felcra Berhad received new funding to revive the stalled project and it is now scheduled to be completed by 2Q 2023.

GLM EMERALD RAWANG (WEST) SDN BHD

Mallow Lakepark Homes @ Emerald West, Emerald Rawang, Selangor, Malaysia. (Phase 8A & 8B)

PROJECT REF. 0920-7439

CLASSIFICATION Residential

STAGE OF PROJECT Sitework

LOCATION Parts of PT 48379,
Mukim Rawang, Daerah Gombak,
Selangor, Malaysia.

(GPS Coordinates: 3.324618, 101.544052)

APPROX. PROJECT COST Undisclosed

APPROX. COMMENCEMENT DATE 2Q 2020

APPROX. COMPLETION DATE 2Q 2022

DEVELOPER

GLM Emerald Rawang (West) Sdn Bhd
(A subsidiary of GuocoLand Malaysia Berhad)
Level 13, Guoco Tower, Damansara City,
6 Jalan Damanlela, Bukit Damansara,
50490 Kuala Lumpur, Malaysia.
Tel: +603-2726 1000 Fax: +603-2726 1010
E-mail: glm.marketing@guocoland.com
Executive Director (Projects): Mr Lee Wee Kee

ARCHITECT

Care of Developer

C & S ENGINEER

Zaidun-Leeng Sdn Bhd
6th Floor, Bangunan Ming,
Jalan Bukit Nanas,
50250 Kuala Lumpur, Malaysia.
Tel: +603-2030 9888 Fax: +603-2070 9576
E-mail: mdzl@zaidun-leeng.com.my
Director: Ir Lim Guan Hock

M & E ENGINEER

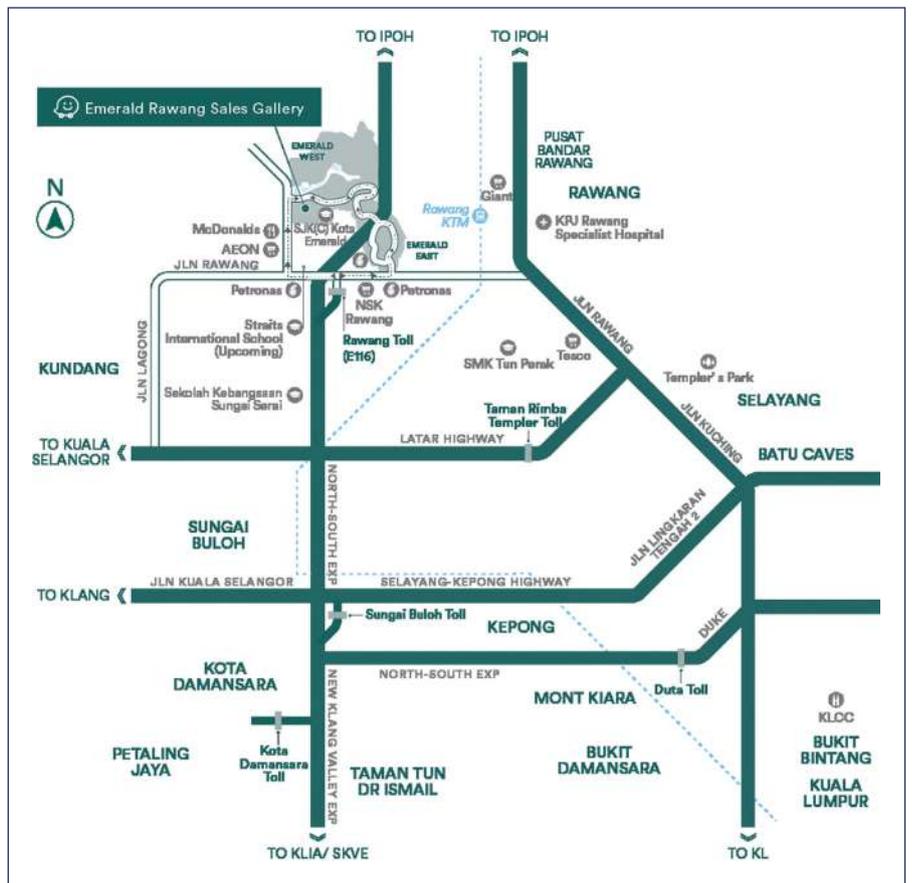
Care of Developer

QUANTITY SURVEYOR

QSP Consultants Sdn Bhd
B-1-25, Block B, Merchant Square,
1, Jalan Tropicana Selatan 1, PJU 3,
47410 Petaling Jaya, Selangor, Malaysia.
Tel: +603-7887 7138 / 6138
Fax: +603-7887 6668
E-mail: qspermas@gmail.com
Director: Sr Carene Phuah

MAIN CONTRACTOR

Landhon Builders Sdn Bhd
1-39, Jalan Puteri 4/8, Bandar Puteri,
47100 Puchong, Selangor, Malaysia.
Tel: +603-8066 7731 / 7732
Fax: +603-8066 7752
E-mail: hongkee@landhon.com
Project Director: Mr Woo Woei Haur



BRIEF DESCRIPTION

Proposed development is the latest offering at Emerald West, a new community planned within the 1000-acre Emerald Rawang township with a GDV of over RM2 billion. It is a low-density, gated and guarded

development comprising 196 double-storey link semi-D spread over 26.3-acre freehold land where every street comes with the privacy of a cul-de-sac. The units will have lot size between 32' x 70' - 86', and built-up area of 2,170 - 2,236 sq ft.

KOLEKSI SIGMA SDN BHD

Kita Ria @ Cybersouth, Sepang, Selangor, Malaysia.

PROJECT REF. 0920-7445

CLASSIFICATION Serviced Apartment

STAGE OF PROJECT Sitework

LOCATION PT 61770, Tanah Simpanan Melayu, Cybersouth, Mukim Dengkil, Daerah Sepang, Selangor, Malaysia.

(GPS Coordinates: 2.878733, 101.645742)

APPROX. PROJECT COST RM268 million

APPROX. COMMENCEMENT DATE 2Q 2020

APPROX. COMPLETION DATE 2Q 2024

DEVELOPER

Koleksi Sigma Sdn Bhd

(A subsidiary of LBS Bina Group Berhad)

Plaza Seri Setia,

Level 1-4, 1 Jalan SS 9/2,

47300, Petaling Jaya, Selangor, Malaysia.

Tel: +603-7877 7333 Fax: +603-7877 7111

E-mail: cs@lbs.com.my

General Manager: Mr Chen Sau Hiong

ARCHITECT

B-Lee Architect

B-3-5, Kuchai Exchange,

43, Jalan Kuchai Maju 13,

58200 Kuala Lumpur, Malaysia.

Tel: +603-7983 8982 Fax: +603-7981 6772

E-mail: admin@b-lee.com.my

Principal: Ar Lee Be-Hsin

C & S ENGINEER

Perunding JPC Sdn Bhd

152-2-16, Kompleks Maluri,

Jalan Jejaka, Taman Maluri,

55100 Kuala Lumpur, Malaysia.

Tel: +603-9285 6622 Fax: +603-9285 2611

E-mail: perundingjpc@gmail.com

Founder: Datuk Ir Chiong Chee Kin

M & E ENGINEER

PME Consulting Engineer Sdn Bhd

21-2, Jalan 10/116 B,

Kuchai Entrepreneur Park,

58200 Kuala Lumpur, Malaysia.

Tel: +603-7982 4176 Fax: +603-7983 4186

E-mail: pme@pmesb.com

Director: Ir Chew Siang Meng

QUANTITY SURVEYOR

Ng Kai Seng & Associates Sdn Bhd

23-3 Jalan USJ 9/5Q,

47620 Subang Jaya, Selangor, Malaysia.

Tel: +603-8024 1452 Fax: +603-8024 1454



E-mail: nksaqs@yahoo.co.uk

Director: Mr Ng Kai Seng

MAIN CONTRACTOR

MGB Construction & Engineering Sdn Bhd

(A subsidiary of MITC Engineering Sdn Bhd)

H-G, Sunway PJ@51A,

Jalan SS9A/19, Seksyen 51A,

47300 Petaling Jaya, Selangor, Malaysia.

Tel: +603-7874 5888 Fax: +603-7874 5889

E-mail: custcare@mgbgroup.com.my

Executive Director & CEO: Datuk Richard Lim

BRIEF DESCRIPTION

Proposed development is the latest offering at KITA @ Cybersouth, a 633-acres township strategically located between Putrajaya and Cyberjaya that consists of terrace houses, townhouses, apartments, shops, commercial lots, etc. The new phase consists of one 22-storey block housing 812 residential units with built-up of 602 and 901 sq ft. It is equipped with communal areas and various facilities including swimming pools, outdoor gymnasium, multipurpose court, and etc.

NPO BUILDERS SDN BHD

Seiring Residensi @ Damaisuria Subang, Shah Alam, Selangor, Malaysia.

PROJECT REF. 0920-7440

CLASSIFICATION Serviced Apartment

STAGE OF PROJECT Sitework

LOCATION PT 39002, (Dahulunya Lot 85723),Jalan U6/98, Seksyen U6, Shah Alam, Selangor, Malaysia.

(GPS Coordinates: 3.1506184,101.5241886)

APPROX. PROJECT COST RM677 million

APPROX. COMMENCEMENT DATE 3Q 2019

APPROX. COMPLETION DATE 2023

DEVELOPER

NPO Builders Sdn Bhd
(A subsidiary Of Titijaya Land Berhad)
N-16-01, Penthouse, Level 16,
First Subang, Jalan SS15/4G,
47500 Subang Jaya, Selangor, Malaysia.
Tel: +603-8022 9999 Fax: +603-8022 9888
E-mail: sales@titijaya.com.my
Executive Director: Ms Charmaine Lim

ARCHITECT

DMP Architects Sdn Bhd
20, Jalan Kemuja, Bangsar,
59000 Kuala Lumpur, Malaysia.
Tel: +603-2282 4418 Tel: +603-2282 7779
E-mail: dmp@dmp-kc.com.my
Principal: Ar Dr Jay Yeunh

C & S ENGINEER

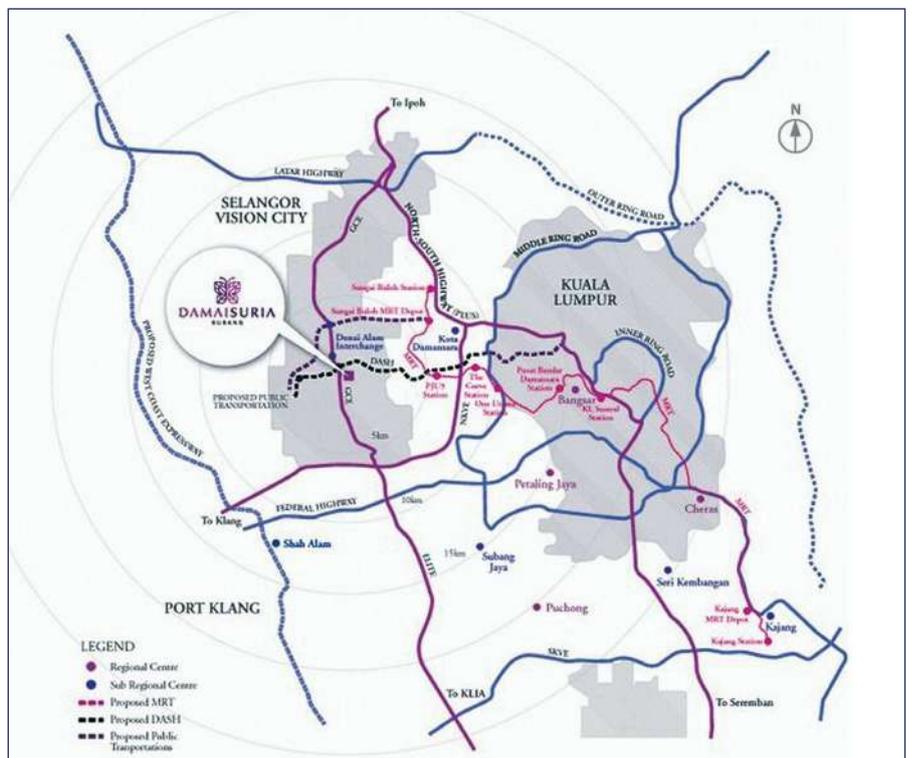
Jurutera Perunding Alphareka Sdn Bhd
9-2 & 9-3 Jalan USJ 9/5N,
47630, Subang Jaya, Selangor, Malaysia.
Tel: +603-8024 0842 Fax: +603-8024 0849
E-mail: jparsb@gmail.com
Chief Engineer: Ir Lee Check Shin

M & E ENGINEER

KWA Consult Sdn Bhd
73-2, Block G, Zenith Corporate Park,
Jalan SS 7/26, Kelana Jaya,
47301 Petaling Jaya, Selangor, Malaysia.
Tel: +603-7887 6618 Fax: +603-7887 6628
E-mail: kwaconsult@gmail.com
Electrical Engineering Division (Head):
Ir Koh Wei Jin

QUANTITY SURVEYOR

Perunding Kos T & K Sdn Bhd
Suite E-11-06 Plaza Mont Kiara,
2 Jalan Kiara, Mont Kiara,
50480 Kuala Lumpur, Malaysia.
Tel: +603-6203 5113 Fax: +603-6203 5112



E-mail: info@pkt.com.my
Director: Sr Khor Peh Sin

MAIN CONTRACTOR

To Be Appointed

BRIEF DESCRIPTION

Proposed development comprises four residential towers with a total of 1,318 serviced apartment units on a 7.6-acre of freehold land. Currently under construction is the 34-storey

Tower A, which is scheduled to be completed within 48 months of its launch. It offers 370 units that will have built-up areas of 668 to 972 sq ft with a choice of layouts from 2 bedrooms + 1 bathroom to 4 bedrooms + 2 bathrooms.

Seiring Residensi is Phase One of Damaisuria, Titijaya Land's latest offering and its first integrated residential township that will be developed in stages over the next 15 years and is slated for completion in year 2034.

PERDANA PARKCITY SDN BHD

Park Place @ Parkcity Town Centre, Desa Parkcity, Kuala Lumpur, Malaysia.

PROJECT REF. 0920-7443

CLASSIFICATION Serviced Apartment

STAGE OF PROJECT Sitework

LOCATION Lot 62141 and on part of
Lot 62170, Persiaran Residen,
Desa Parkcity, Mukim Batu,
Kuala Lumpur, Malaysia.

(GPS Coordinates: 3.188647, 101.633138)

APPROX. PROJECT COST RM770 million

APPROX. COMMENCEMENT DATE 3Q 2020

APPROX. COMPLETION DATE 3Q 2024

DEVELOPER

Perdana ParkCity Sdn Bhd

(A member of Samling Group)

C-3-1, Plaza Arkadia,

3, Jalan Intisari Perdana, Desa ParkCity,
52200 Kuala Lumpur, Malaysia.

Tel: +603-6280 8181 Fax: +603-6280 8282

E-mail: desaparkcity@ppcity.com.my

Director (Project Management): Mr Peter Cheah

ARCHITECT

Design Architect:

Pencil Office

13C, Sturdee Road,
207841, Singapore.

Tel: +65-6220 4818

E-mail: info@penciloffice.com

FAIA & Founder: Mr Erik L'Heureux

ShafikZaman Architect

A-G-15 Block A, Merchant Square 1,

Jalan Tropicana Selatan 1, PJU 3,

47410 Petaling Jaya, Selangor, Malaysia.

Tel: +603-7886 5538

Architectural Designer: Ar Shafik Kamarulzaman

C & S ENGINEER

TDC Engineering Consultants Sdn Bhd

6B, Jalan Anggerik Vanilla M31/M,

Kota Kemuning, Seksyen 31,

40460, Shah Alam, Selangor, Malaysia.

Tel: +603-5124 0869 / 0863 / 0862

Fax: +603-5124 0864

E-mail: general@tdceng.com.my

Director: Ir Cheah Chee Fong

M & E ENGINEER

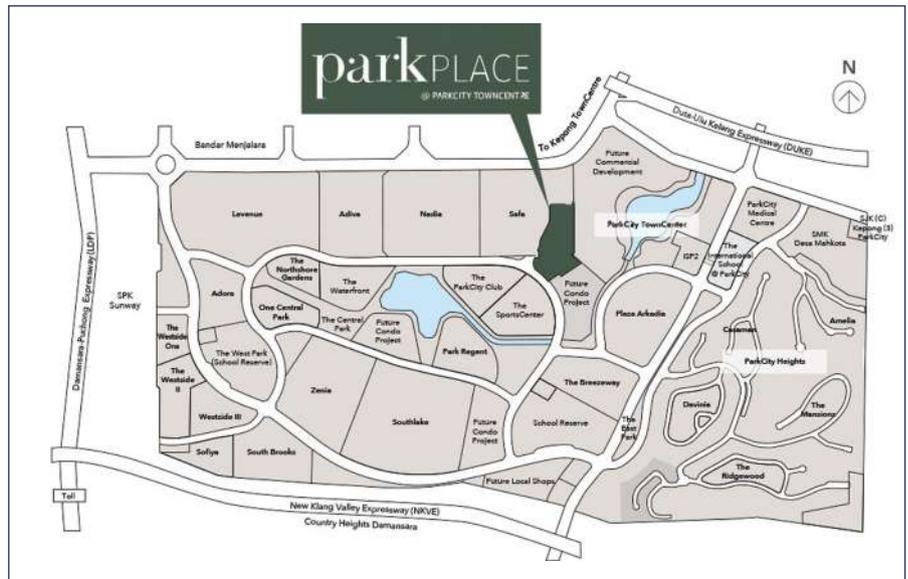
Ace Allied Consulting Engineers Sdn Bhd

B-08-03, Menara Prima,

Prima Avenue, Jalan PJU 1/39,

47301, Petaling Jaya, Selangor, Malaysia.

Tel: +603-7887 9126 Fax: +603-7887 6126



E-mail: info@acesb.com.my

Director: Ir Chan Chin Keong

QUANTITY SURVEYOR

Baharuddin Ali & Low Sdn Bhd

217 & 219, Jalan Perkasa Satu, Taman Maluri,
55100 Cheras, Kuala Lumpur, Malaysia.

Tel: +603-9285 3744 Fax: +603-9285 5452

E-mail: balow@balow.com.my

Director: Sr Mohd Asri Hassan

MAIN CONTRACTOR

To Be Appointed

BRIEF DESCRIPTION

Park Place is deemed the first-of-its-kind condominium development. Built on 4.55 acres of freehold land, it comprises one block of 54-storey tower with 537 residential units, available in five layouts and has built-up areas between 1,109 sq ft - 4,047 sq ft with two to four bedrooms. The development offers a wide range of facilities including gym, barbecue area, swimming pools for kids & adults etc on the 8th floor of the podium, and a Sky Garden of more than 20,000 sq ft at Level 41 and Level 42.

PLATINUM VICTORY DEVELOPMENT SDN BHD

Vista Danau Kota, Setapak, Kuala Lumpur, Malaysia. (Rumawip)

PROJECT REF. 0920-7438

CLASSIFICATION Serviced Apartment

STAGE OF PROJECT Sitework

LOCATION Lot 30377, Jalan 3/23D,
Mukim Setapak, Kuala Lumpur,
Malaysia.

(GPS Coordinates: 3.2011594, 101.7145076)

APPROX. PROJECT COST Undisclosed

APPROX. COMMENCEMENT DATE 3Q 2020

APPROX. COMPLETION DATE 1Q 2025

DEVELOPER

Platinum Victory Development Sdn Bhd
(A subsidiary of Platinum Victory)
Lot 25067, Taman Melati Utama,
Setapak,
53100 Kuala Lumpur, Malaysia.
Tel: +603-4108 8666
E-mail: project@platinumvictory.com
Senior Manager: Mr Vincent Seow

ARCHITECT

Ping Ng Architect
14-B, Jalan SS21/35,
Damansara Utama,
47400 Petaling Jaya, Selangor, Malaysia.
Tel: +603-7733 4889 Fax: +603-7732 4889
E-mail: pingngarchitect@gmail.com
Principal: Ar Ng Ping Ping

C & S ENGINEER

T T Ang Consult
66B Jalan Anggerik Vanilla Z 31/Z,
Kota Kemuning, Section 31,
40460, Shah Alam, Selangor, Malaysia.
Tel: +603-5131 6938 Fax: +603-5131 6988
E-mail: thut1218@yahoo.com
Director: Mr T T Ang

M & E ENGINEER

Perunding Wepco Sdn Bhd
D8-03, Block D8,
Pusat Perdagangan Dana 1,
Jalan PJU 1A/46,
47301 Petaling Jaya, Selangor, Malaysia.
Tel: +603-7842 8211 Fax: +603-7842 9266
E-mail: pweeco@gmail.com
Managing Director: Ir Wee Mun Tong

QUANTITY SURVEYOR

Care of Developer

MAIN CONTRACTOR

To be Appointed



BRIEF DESCRIPTION

Proposed development is the latest Vista Essential Homes project by Platinum Victory under the Affordable Housing Scheme (RUMAWIP). Situated on a 3.721 acres of leasehold land, it comprises one 46-storey residential block with 910 serviced apartment units atop a 8-storey carpark podium. All units

will have a built-up size of 810 sq ft with 3 bedrooms and 2 bathrooms, and are available in two layouts.

The development will be equipped with various lifestyle facilities including swimming pools for adults and kids, a multipurpose hall, laundry room, community space, nursery, shoplots and 24-hour security.

SUNTRACK DEVELOPMENT SDN BHD

Tuai Residence @ Setia Alam, Shah Alam, Selangor, Malaysia.

PROJECT REF. 0920-7446

CLASSIFICATION Serviced Apartment

STAGE OF PROJECT Sitework

LOCATION Lot PT 40261 (H.S.D 321509),
Mukim Bukit Raja,
Daerah Petaling, Seksyen U12,
Shah Alam, Selangor, Malaysia.

(GPS Coordinates: 3.093103, 101.469541)

APPROX. PROJECT COST RM194 million

APPROX. COMMENCEMENT DATE 2Q 2020

APPROX. COMPLETION DATE 2023

DEVELOPER

Suntrack Development Sdn Bhd
1st Floor Prima 5C-1,
Prima Avenue, Jalan Teknokrat 5,
63000 Cyberjaya, Selangor, Malaysia.
Tel: +603-8318 3188 / 89
Fax: +603-8318 3190
E-mail: sales@suntrack.com.my
Director & CEO: Mr James K K Tan

ARCHITECT

T&T Architect Sdn Bhd
12A-2, 12A-3 & 12A-4,
Jalan Kuchai Maju 11,
Kuchai Entrepreneurs Park,
58200 Kuala Lumpur, Malaysia.
Tel: +603-7983 7082 / 7984 7082
Fax: +603-7984 7081
E-mail: ttarchitect@gmail.com
Principal: Ar Tung Mun Kiat

C & S ENGINEER

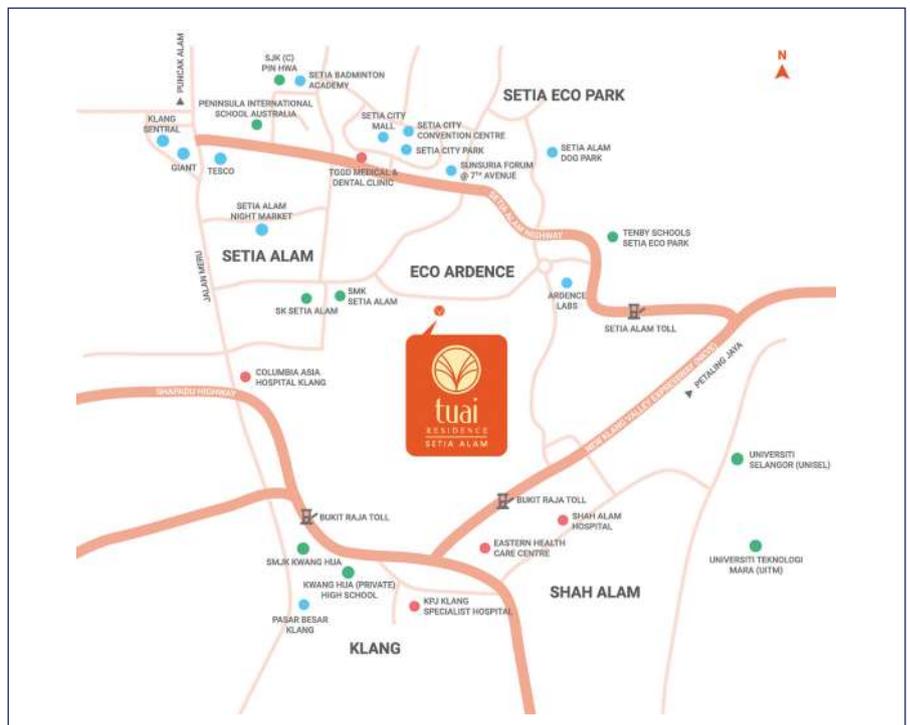
Perunding Intask
Unit 920, 9th Floor, Block A, Damansara Intan,
1, Jalan SS 20/27,
47400 Petaling Jaya, Selangor, Malaysia.
Tel: +603-7728 7780 Fax: +603-7728 8972
E-mail: perundingintask@gmail.com
Principal: Ir Terence TS Chong

M & E ENGINEER

D&O Konsultant Sdn Bhd
37A, Jalan Bukit Desa 5,
Taman Bukit Desa, off Jalan Klang Lama,
58100 Kuala Lumpur, Malaysia.
Tel: +603-7980 4702 Fax: +603-7980 3795
E-mail: doksb88@gmail.com
Sr Mechanical Engineer: Mr Teik Soon Kok

QUANTITY SURVEYOR

ELP Juruukur Bahan Sdn Bhd
6 Jalan Senang Ria, Taman Gembira,



58200 Kuala Lumpur, Malaysia.
Tel: +603-7988 0368 Fax: +603-7988 0938
E-mail: kl@elpqs.com
Quantity Surveor: Mr Jack Eow

MAIN CONTRACTOR

To Be Appointed

BRIEF DESCRIPTION

Proposed development comprises one block of 29-storey residential tower with 330

condominium units situated on a 6.6 acres of freehold land adjacent to one of the most well-planned townships in Eco Ardenne, Setia Alam. The units have built-up between 1,109 - 1,905 sq ft and available in three layouts.

It is considered one of the rare developments in the country with total application of Universal Design (UD). It also features various lifestyle facilities and has its own Care Office on site to cater to the wellness needs of the community.

TROPICANA TEMOKIN SDN BHD

Tropicana Miyu @ Section 17, Petaling Jaya, Selangor, Malaysia.

PROJECT REF. 0920-7436

CLASSIFICATION Serviced Apartment

STAGE OF PROJECT Sitework

LOCATION PT No 29 (Terdahulu Lot 1 & Lot 4), Jalan Harapan, Seksyen 17, Mukim Sungai Penchala, Daerah Petaling, Petaling Jaya, Selangor, Malaysia.

(GPS Coordinates: 3.130096, 101.630120)

APPROX. PROJECT COST RM280 million

APPROX. COMMENCEMENT DATE 3Q 2020

APPROX. COMPLETION DATE 3Q 2024

DEVELOPER

Tropicana Temokin Sdn Bhd

(Tropicana Corporation Berhad-Temokin Holdings Sdn Bhd-JV)

Level 10-12, Tropicana City Office Tower, 3 Jalan SS 20/27,

47400 Petaling Jaya, Selangor, Malaysia.

Tel: +603-7710 1018 Fax : 03 7717 2929

E-mail: corpcomm@tropicana.com.my

Executive Director: Mr Adrian Chin

Temokin Holdings Sdn Bhd

2, Jalan 15/48 A,

Sentul Raya Boulevard,

51000 Kuala Lumpur, Malaysia.

Tel: +603-4044 1111 Fax: +603-4041 8900

E-mail: temokin@temokin.com

Executive Director: Mr Tan Chien Wen

ARCHITECT

T&T Architect Sdn Bhd

12A-2, 12A-3 & 12A- 4, Jalan Kuchai Maju 11,

Kuchai Entrepreneurs Park,

58200 Kuala Lumpur, Malaysia.

Tel: +603-7983 7082 Fax: +603-7984 7081

E-mail: ttarchitect@gmail.com

Principal: Ar. Tung Mun Kiat

C & S ENGINEER

Kemasepakat Sdn Bhd

601, Block A, Glomac Business Centre,

10, Jalan SS 6/1, Kelana Jaya,

47301 Petaling Jaya, Selangor, Malaysia.

Tel: +603-7804 5282 Fax: +603-7804 6284

E-mail: info@kemasepakat.com.my

Director: Ir Wong Chee Loong

M & E ENGINEER

East Orient Consult Sdn Bhd

D3A-3-G, D3A-3-1 & D3A-3-2,

Block D3A, Jalan PJU 1A/46,



Pusat Perdagangan Dana 1, 47301 Petaling Jaya, Selangor, Malaysia.

Tel: +603-7847 1133

E-mail: eoc@eoc.com.my

Electrical Project Engineer: Mr Bryan Chew

QUANTITY SURVEYOR

Juru Kos

99B, Jalan BPU 2, Bandar Puchong Utama,

47100 Puchong, Selangor, Malaysia.

Tel: +603-5885 2682 / 2689

Fax: +603-5885 2692

E-mail: ttsjurukos@gmail.com

Quantity Surveyor: Sr Tee Wei Kin

MAIN CONTRACTOR

To Be Appointed

BRIEF DESCRIPTION

Proposed development comprises one 41-storey residential block with 271 condominium units, of which 28 are dual-key units and two penthouses, situated on a 2.82 acres of freehold land. The condominium units are semi-furnished and will have built-ups of 851 - 2,183 sq ft and 2-bedroom + 3-bathroom to 4-bedroom + 3 bathroom layouts in addition to two parking bays per unit. On average, there will be eight typical units per floor.

The facilities include vehicle charging stations, an infinity pool, a shallow pool, pool deck, floating gymnasium, reflexology path, children's playground, cabana as well as barbecue area.

UNITED TIME DEVELOPMENT SDN BHD

KaMi @ Mont Kiara, Kuala Lumpur, Malaysia.

PROJECT REF. 0920-7447

CLASSIFICATION Serviced Apartment

STAGE OF PROJECT Structural

LOCATION Lot PT 26800 (previously part of Lot 55338), Persiaran Dutamas Off Jalan Duta, Sri Hartamas, Mukim Batu, Kuala Lumpur, Malaysia.

(GPS Coordinates: 3.173784, 101.662260)

APPROX. PROJECT COST RM200 million

APPROX. COMMENCEMENT DATE 1Q 2018

APPROX. COMPLETION DATE 1Q 2021

DEVELOPER

United Time Development Sdn Bhd
(A subsidiary of Ireka Corporation Berhad)
Level 18, Wisma Mont' Kiara,
1, Jalan Kiara, Mont' Kiara,
50480 Kuala Lumpur, Malaysia.
Tel: +603-6411 6388 Fax: +603-6411 6383
E-mail: enquiry@ireka.com.my
Company Secretary: Ms Wong Yim Cheng

ARCHITECT

Design Architect:
Nonscale Corporation
JP-2 2-10-24 Kitaaooyama,
Minatoku Tokyo,
107-0061 Japan.
Tel: +813-3470 8828 Fax: +813-3470 8829
E-mail info@nonscale.com
Creative Director: Masaki Morinobu

Local Architect:

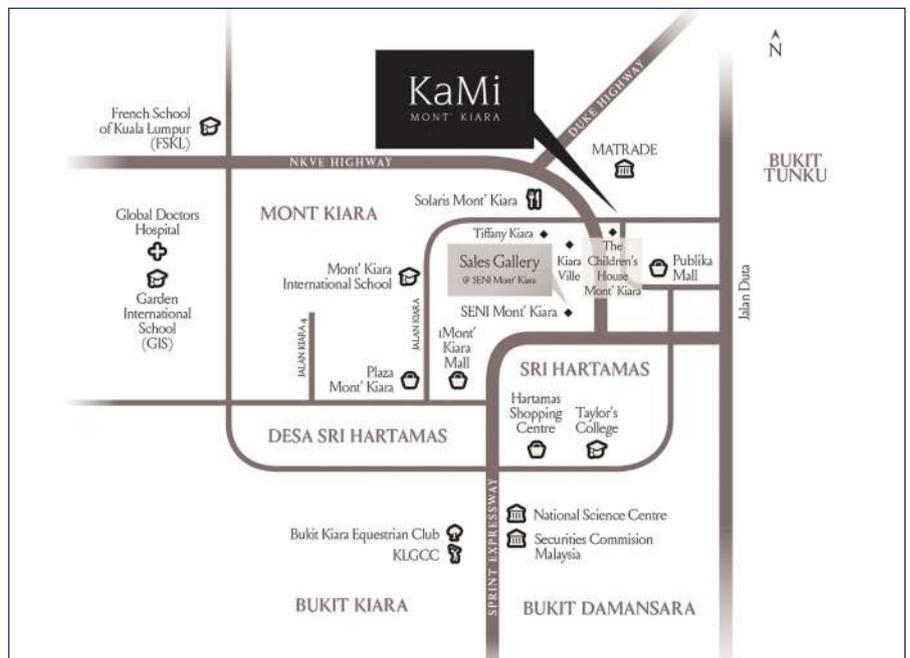
BEP Akitek Sdn Bhd
7th floor, Bangunan 3M,
6A Persiaran Tropicana,
47410 Petaling Jaya, Selangor, Malaysia.
Tel: +603-7806 1888 Fax: +603-7806 2882
E-mail: bep@bepakitek.com
Director: Ms Lim Shiew Fern

C & S ENGINEER

TY Lin International Sdn Bhd
61-2, Jalan SS23/15,
47400 Petaling Jaya, Selangor, Malaysia.
Tel: +603-7804 3313 Fax: +603-7803 5313
E-mail: general@tylin.com.my
Managing Director: Ir Chin Chee Wee

M & E ENGINEER

PCR Sdn Bhd
11, Lorong Rahim Kajai 13,
Taman Tun Dr Ismail,



60000 Kuala Lumpur, Malaysia.
Tel: +603-7728 9758 Fax: +603-7728 9786
E-Mail: pcr@pcrsb.com
Director: Ir David Wang

QUANTITY SURVEYOR

YSCA Consultancy Sdn Bhd
6-3, Jalan Wangsa 2/5,
Taman Wangsa Permai,
52200 Kuala Lumpur, Malaysia.
Tel: +603-6277 6133 Fax: +603-6277 9133
E-mail: projects@ysca.com.my
Quantity Surveyor: Ms Sharon Lee

MAIN CONTRACTOR

Ireka Engineering & Construction Sdn Bhd
(A subsidiary of Ireka Corporation Berhad)

Level 18, Wisma Mont' Kiara,
1, Jalan Kiara, Mont' Kiara,
50480 Kuala Lumpur, Malaysia.
Tel: +603-6411 6388 Fax: +603-6411 6383
E-mail: enquiry@ireka.com.my
Managing Director: Datuk Lai Voon Hon

BRIEF DESCRIPTION

Proposed development is a Japanese-inspired contemporary design serviced apartment. It comprises one block of 19-storey residential tower with 168 serviced apartment units, which sits atop a 4-storey podium consisting of lifestyle facilities, 1-storey of shops and office space and basement car parks. The serviced apartment units are sized from 980 sq ft (2 + 1 BR) to 1,604 sq ft (3 + 1BR) and fully furnished.

12TH ERBIL BUILDING 2021

11 - 14 October 2021
www.erbilbuilding.com/

6TH SMART CITIES INDIA 2021

24 - 26 March 2021
www.smartcitiesindia.com/

AFRICA ROOF EXPO 2021

24 - 26 June 2021
www.expogr.com/roofexpo/

ARCHIDEX 2021

07 - 10 July 2021
<https://archidex.com.my/>

ARCHXPO 2021

30 June - 02 July 2021
www.archxpo.com.sg/

ASEAN SUPER 8 2021

09 - 11 November 2021
www.super8asean.com/

BAUMA 2022

04 - 10 April 2022
www.bauma.de/index-2.html

BAUMA CHINA 2022

22 - 25 November 2022
www.bauma-china.com/index.html

BAUMA CONEXPO AFRICA 2021

13 - 16 October 2021
www.bcafrica.com/

BAUMA CONEXPO INDIA 2021

20 - 23 April 2021
www.bcindia.com/en/

BAUMA CTT RUSSIA 2021

25 - 28 May 2021
www.bauma-ctt.ru/en/

BIEL LIGHT + BUILDING BUENOS AIRES 2021

08 - 11 September 2021
<http://biel-light-building.ar.messefrankfurt.com/buenosaires/en.html#acreditacion>

BIFA WOOD VIETNAM 2021

18 - 21 August 2021
<http://bifawoodvietnam.com/>

BUILDTECH ASIA 2021

07 - 08 July 2021
www.buildtechasia.com/

CAMBUILD 2021

17 - 19 September 2021
www.cambuildexpo.com/

CHICAGO BUILD 2021

31 March - 01 April 2021
www.chicagobuildexpo.com/

CONSTRUCTION, POWER & MINING MYANMAR 2021

20 - 22 October 2021
www.cpmmyanmar.com/cpmm/2020/en

CONTROL WORLD EXPO 2021

05 - 07 April 2021
<https://controlworldexpo.com/>

DESIGN BUILD 2021

11 - 13 May 2021
www.expo2020dubai.com/en

DUBAI EXPO 2021

01 October 2021 - 31 March 2022
www.expo2020dubai.com/en

ECOBUILD SOUTHEAST ASIA 2021

15 - 17 June 2021
www.ecobuildsea.com/

ENGINEER 2021

08 - 11 September 2021
<https://engineermalaysia.com.my/>

EXPORT FURNITURE EXHIBITION 2021

10 - 13 March 2021 (Rescheduling of EFE 2021)
www.efe.my

FUTUREBUILD SOUTHEAST ASIA 2021

15 - 17 June 2021
www.futurebuildsea.com/

GREEN ENERGY EXPO & FORUM 2021

15 - 17 June 2021
www.greenenergy.org.my/

IFSEC PHILIPPINES 2021

21 - 23 July 2021
www.ifsec.events/philippines/

INAGREENTECH 2021

30 March - 01 April 2021
www.inagreentech-exhibition.net/

LAOBUILD 2021

17 - 19 June 2021
www.laobuild.com/

LED EXPO MUMBAI 2021

06 - 08 May 2021
<https://led-expo-mumbai.in.messefrankfurt.com>

LIGHTING + BUILDING SERVICES TECHNOLOGY 2021 (RUSSIA)

13 - 16 September 2021
<http://interlight-moscow.ru.messefrankfurt.com>

MALAYSIAN INTERNATIONAL FURNITURE FAIR (MIFF) 2021

01 - 04 September 2021
<https://2020.miff.com.my>

MBAM ONEBUILD 2021

20 - 22 October 2021
www.mbamonebuild.com

MEGABUILD INDONESIA 2021

10 - 12 September 2021
www.megabuild.co.id/en-gb.html

METALTECH 2021

13 - 16 October 2021
<https://metalttech.com.my/>

MINING VIETNAM 2021

23 - 25 June 2021
<http://miningvietnam.com/en-us/>

MOSBUILD 2021

30 March - 02 April 2021
<https://mosbuild.com/Home>

OMAN DESIGN & BUILD WEEK 2021

07 - 09 June 2021
<http://omandesignandbuildweek.com/>

PISCINE GLOBAL EUROPE 2022

15 - 18 November 2022
www.piscine-global-europe.com/en

R+T ASIA 2021

24 - 26 March 2021
<http://rtasia.org/en/>

REVA EXPO & FORUM 2021

09 - 11 November 2021
www.revac.org/

ROSBUILD 2021

09 - 12 March 2021
www.rosbuild-expo.ru/en/

SAFECON 2021

28 - 30 October 2021
www.savorbd.com/

SMART HOME + CITY INDONESIA 2021

30 March - 01 April 2021
www.smarthomecity-exhibition.net/

SMART NATION 2021 EXPO

16 - 18 August 2021 (Live Edition)
<http://smartnationexpo.org/>

SYDNEY BUILD 2021

23 - 24 November 2021
www.sydneybuildexpo.com/welcome

TENAGA EXPO & FORUM 2021

09 - 11 November 2021
www.tenaga.org/

THE 7TH ANNUAL SOLARTECH | INDONESIA 2021

30 March - 01 April 2021
www.inagreentech-exhibition.net/

THE BIG SHOW 2021

07 - 09 June 2021
www.thebigshow-oman.com/

THE TOTALLY CONCRETE EXPO 2021

29 June - 1 July 2021
www.africanconstructionexpo.com/totally-concrete/

WORLD LANDSCAPE ARCHITECTS SUMMIT (IFLA) 2021

19 - 21 August 2021
www.ifla2020.com/

YAPI - TURKEYBUILD ISTANBUL 2021

01 - 04 April 2021
www.yapifuari.com.tr/Home

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Installation RM300



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setup RM10



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RSP : RM248
Installation RM25



Motion Sensor
RM 199

RSP : RM240
Installation RM25



RF Pocket Remote
RM 159

RSP : RM199
setup RM15



Enquiries:

ETX Industries Sdn Bhd (1060166-K)

A-201, Mentari Business Park, Jalan PJS 8/5, Bandar Sunway, 46150 Petaling Jaya, Selangor, Malaysia.

Tel: +(6)03-5611 7838 Mobile: +(6)016-221 2838 E-mail: ETXindustries@gmail.com

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 46150 Petaling Jaya, Selangor, Malaysia.
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