

TECH ME HOME



SHARED A

SHARED A

SOUVENIR BOOK 2019



SHARED A NITE 2019
20 September 2019
Magellan Sutera Harbour Resort

SHARED A PROPEX 2019
26 - 28 October 2019
Sabah Trade Centre

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OWNERSHIP CAMPAIGN**
1 January - 31 December 2019

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SCAN ME

www.sharedada.com

message from THE RIGHT HONOURABLE CHIEF MINISTER OF SABAH

“Congratulations to the Sabah Housing and Real Estate Developers Association (SHARED A) on the occasion of SHARED A Nite 2019. And this message is also dedicated to the 20th edition of SHARED A PROPEX 2019 to be held in October. “Tech Me Home” is aimed at introducing to the public how technology is shaping the future of the property industry from design, building, sales, managing and the trends leading the way.

It would seem that SHARED A Nite has grown to become a major happening in Sabah’s annual social calendar. Thus I would like to commend you all in SHARED A for the tireless effort you have put into building your association into an exemplary brand and an institution of trust, quality and professionalism.

Technological innovation has evolved and will continue to evolve at breakneck speed, rendering happenings in a borderless world to, sometimes, just a blur. Adaptation is the key to survival and therein lies the danger for big and long-established institutions to fall into a lull and failing to, or being slow to respond, to rapid changes with agility and sharpness.

The institution of the government as well as the economically important real estate and property sector must therefore be able to not only respond, but be able to predict and pre-empt scenarios to stay ahead of the curve.

In this context, the Warisan Sabah-led administration looks forward to working with SHARED A, tapping into your expertise and experience, to attain goals of home ownership and creating a stable and affordable property market so that the principle of shared prosperity is attained. And carry out your corporate social responsibility (CSR) by coming up with more affordable housing for the low and middle-income groups.

As for SHARED A PROPEX 2019, this event would give Sabahans the opportunity to view models of upcoming properties, those that are nearing completion as well as the properties available under the Home Ownership Campaign.

I wish you all a Happy SHARED A NITE 2019 as well as successful 20th edition of SHARED A PROPEX 2019 that will be held in a month’s time.

”



YAB DATUK SERI PANGLIMA HAJI MOHD SHAFIE BIN HAJI APDAL
The Right Honourable Chief Minister Of Sabah

message from

THE HONOURABLE DEPUTY CHIEF MINISTER & MINISTER OF LOCAL GOVERNMENT AND HOUSING

“ The health and vibrancy of the real estate and property development sector are important indicators on the condition of the state economy. This symbiotic relationship between the industry and the state administration is jealously guarded and nurtured because of its impact on the economic well-being of the masses.

The celebration of SHARED A Nite brings together important players and decision makers whose moves influence stakeholders in the entire value chain of real estate development and sway government policy decisions. The fact that SHARED A Nite is observed is testament to the industry's robustness in a period of some global uncertainties.

Congratulations to SHARED A and its members for another edition of SHARED A Nite.

The new Warisan-led State government is aware of the strength and professionalism that SHARED A has demonstrated over the years, and it recognises the important input of SHARED A in shaping policies and procedures governing real estate and property development, including your role in providing affordable housing in the past and in the present scenario.

Home ownership and affordable housing continue to be a challenge shared by the government and SHARED A. As land scarcity pressures affordability, we in government look forward to more efficient application of building technologies and materials, innovative land use and project planning.

My ministry appreciates the frequent meetings and SHARED A's frequent submission of ideas that form the basis of our public-private cooperation to overcome issues. We have come a long way in resolving the strata title issue, and the government and developers have made a success of the recent Home Ownership Campaign. We have a history of strong collaboration and cooperation that is a vital foundation for working together moving forward.

”



YB DATUK DR. HAJI JAUJAN HAJI SAMBAKONG
The Honourable Deputy Chief Minister &
Minister of Local Government and Housing, Sabah



message from SHARED A PRESIDENT



“ A warm welcome to all our guests to our annual SHARED A Nite that gathers our fellow industry players, business associates and officials working with our industry.

Like cycles in the economy, we in real estate and housing development too are not spared the ups and downs, booms and bust cycles. Our members have shown they have continued to play their vital role as an anchor sector in the economy. I would like to commend our members who have kept faith despite the market challenges, and have launched projects that have undoubtedly impacted the business climate positively.

SHARED A appreciates the Sabah Government under the stewardship of Chief Minister for its confidence and upholding our association as a partner of Sabah's progress. We subscribe to the State's goals to achieve developed status by 2020, expand the Sabah economy and create quality jobs for the youth.

Closer to the real estate and housing development sector, our association is committed to partnering the State Government to promote home ownership among Malaysians in Sabah through programmes such as rent-to-own and a transition housing programme for the B40 group of the population. The latter programme is also aimed at helping to address the squatter situation in Sabah.

SHARED A is also working with State authorities to introduce a Sabah-centric version of the Malaysia My Second Home, or MM2H, that will lend wider meaning to the Sabah government's autonomy over immigration affairs, and make the programme attractive to foreign nationals keen to invest in properties and settle in Sabah.

”

Have an enjoyable evening.

Chew Sang Hai
SHARED A President

messages from ORGANISING CHAIRMEN

“ Leading up to SHARED A Night, we had the opportunity to have numerous courtesy calls with various ministries and departments to share some ideas. Apart from witnessing leaders from different ministries and departments striving to do their very best in moving the industry (and state) forward; it's very humbling to see different ministries come together in collaboration as well to drive stronger campaigns and initiatives. Furthermore, public and private sectors are having stronger relationships now than ever before; with that, comes understanding of each other's challenges and issues.

Given the inevitable future of a greener and smarter built environment, continuous conversations and collaborations are needed to ensure progressive growth and built environment for Sabah's future. Together with the administration we need to continuously collaborate in finding ways to build better in terms of quality, safety, speed, and cost efficiency.

This year we also see several international hospitality brands coming in to initiate partnership with the local business community. I feel that it is important that we continuously develop a friendly environment among operators, developers, investors and even professionals, as a healthy competitive market would drive us to be better and more innovative in all that we do.

On behalf of the organising committee, we would also like to say thank you to all the sponsors and dinner participants for the continuous support given to the association.

Have a blessed year ahead.

”



Roy Chiew Min Hann

SHARED A NITE 2019
Organising Chairman



Seth Quek Teck Seng

PROPEX 2019
Organising Chairman



“ Greetings from the Organising Committee of SHARED A PROPEX 2019! We would like to extend our warm welcome to all homebuyers to attend this upcoming event and the excitement of this largest Property Exhibition in Sabah is truly not to be missed.

Technology touches every aspect of real estate industry today, it will continue to transform the way we design, build, buy, sell, manage and the trends leading the way. From artificial intelligence to virtual reality, from IBS system to 3D Printing, just to name a few, the property sector is innovating and embracing new technology to improve its offering to consumers. At PROPEX 2019, we aim to introduce to the public how technology is shaping the future of property industry, hence the theme – “TECH ME HOME”

PROPEX 2019 will feature properties of various price ranges, with highlights of affordable housing and other related services under one roof, thus, creating a one stop hub for all parties to foster transactions. This year's exhibition, we are pioneering handful of unique features including an Ultra-Wide LED Screen showcasing projects, VR Gaming & Virtual Viewings, a pavilion for short stay operators offering alternative rental options, interior design and furnishing, among others.

What's even more exciting is from the good response and extension of HOME OWNERSHIP CAMPAIGN (HOC) 2019 upto 31 December 2019, the Malaysia's property market is poised to gather further momentum moving into the second half of the year. The joint initiative between the government and developers has effectively stimulated buying interests among homebuyers who wish to enjoy the stamp duty incentives and discounts from developers. Looking ahead we are confident that property transactions will remain in the positive directory. We hope that PROPEX 2019 will provide a platform for homebuyers to take advantage of this extension on HOC, and realise your dream of owning a home into reality.

It is the responsibility of all of us here at the Organising Committee that PROPEX 2019 runs smoothly and efficiently, but it's success largely rests on the collective efforts of our exhibitors and sponsors. I would like to thank everybody involved in the organisation of this event.

I wish you all to benefit from the Home Ownership Campaign and look forward to hearing your sharing and experience about PROPEX 2019 from 26-28 October 2019 at Sabah Trade Centre, Kota Kinabalu. Thank you.

”

See you at PROPEX 2019!



introduction of SHAREDADA

Sabah Housing and Real Estate Developers Association (SHAREDADA), formerly known as Sabah Housing Developers' Association (SHDA) was established in 1978 primarily as an association of housing developers. It was reorganised in 2002 to encompass property development as a whole, including housing.

SHAREDADA brings together developers who have enlisted as members to pool their expertise and resources to ensure that the industry plays its full part as a prime mover of the economy. Over the years, SHAREDADA members have sat on numerous regulatory government committees and helped to shape many government policies and guidelines affecting real estate and housing development in Sabah.

SHAREDADA's exemplary performance and its active role in promoting the industry was recognised on 22 May 2010 when the Association was chosen from more than 5,000 societies registered in Sabah to receive the prestigious "SABAH SOCIETIES' ROLE MODEL" (Anugerah Pertubuhan Contoh) Inaugural Award by the Registrar of Societies Malaysia. Subsequently in 2014, SHAREDADA received the "OUTSTANDING CONTRIBUTION AWARD TO THE DEVELOPMENT LANDSCAPE IN SABAH" awarded by The Malaysian Reserve. The award speaks well of an Association that started with 15 members in 1978 and has grown to 176 members in a little over three decades.

The Association has been fortunate to have dedicated and quality leadership from the moment it was formed. Datuk William C. V. Fong was one of the founding members and served as the founding Chairman (1978 to 1981) of the Association. Others who served as Chairmen were the late Tan Sri Datuk Seri Panglima Wong Chik Lim (1981 to 1985), Datuk Yap Pak Leong (1985 to 1989), Datuk Yong Loi Thiam (1993 to 2001), Datuk Haji Abu Bakar M. Yahya (2001 to 2005), Datuk Kong Kwok Wah, JP (2005 to 2009). Datuk Susan Wong Siew Guen (2009 to 2013), Datuk Francis Goh Fah Shun (2013 to 2017) and Mr Chew Sang Hai took over the helm from 2017 to 2019 and the incumbent was returned uncontested as President for the second term from 2019 to 2021.

To mark its 20th Anniversary in 1998, SHAREDADA acquired its own premises at Beverly Hills Plaza, Kota Kinabalu. Then on 27 March 2002, the SHAREDADA Secretariat was established and became operational. Gradually, the Association's Secretariat Office was extended and removed when the three adjoining lots to its office were acquired in 2004, 2007 and 2012, respectively, making up a total area of about 3,546 sq. ft. Presently, the Secretariat Office is fully equipped with office automation and facilities including a mini auditorium with a sitting capacity of at least 100 persons, a small conference room, filing room, storeroom and president's office in addition to the workplace.

In 2008, SHARED A commemorated its 30th Anniversary with the inauguration of the SHARED A Property Excellence Awards, given to developers with significant contributions to the property industry's development in Sabah. Outstanding developers were recognised in six categories, namely: Sinar Pembangunan Sdn Bhd (Pioneer Housing Developments); Wong Kwok Group Of Companies (Lifestyle Affordable Homes); Wah Mie Group Of Companies (Innovative Design & Quality); Hap Seng Properties Development Sdn Bhd (High End Residential Homes); Sabah Urban Development Corporation Sdn Bhd (Landmark Developments); And Nexus Bay Resort Karambunai Sdn Bhd (Beach Resort Homes).

Over the past four decades, SHARED A has embarked on a journey to emerge as a professional association and self-regulated, working hand-in-hand with the government for better economic advancement and growth in the housing and property sector of Sabah. Hence, SHARED A celebrated its Ruby Jubilee themed as "40 Years of Triumphant" on 25 August 2018 in a grandeur manner. The anniversary paid tribute to the founders of the association for their foresight, vision, leadership, dedication and perseverance that had laid a strong foundation for the evolution of what is SHARED A today. The night SHARED A presented to achievers of five outstanding categories of Excellence Awards in recognition to Excellence in Property Sector of Sabah namely: Property Man of the Year – Datuk Johnny Wong Chen Yee, Managing Director of The W Group/JSK Group; Sustainable and Liveable Concept Developer – Sina Land Sdn Bhd; Innovative Architectural Design Commercial Complex – T1@Bundusan by TMBC Development Sdn Bhd; High

Rise – Mixed Development – Rimajaya Sdn Bhd; and Township Property Development – Hap Seng Properties Development Sdn Bhd.

In the above endeavours, then came the formation of the Malaysian Developers' Council (MDC) on 12 May 1996, formerly known as "Tripartite", comprised of Real Estate and Housing Developers' Association (REHDA) Malaysia, Sarawak Housing And Real Estate Developers' Association (SHEDA) and SHARED A. The main objective of the Council is to provide a forum for consultation on issues affecting the housing industry in the country and to foster closer relationship amongst the three Associations. Each Association takes turns to host the MDC meeting once a year, subsequently changed to twice yearly from 2007, to dialogue on industry issues and jointly address problems.

SHARED A, in collaboration with the New Sabah Times, facilitated the launching of a weekly property column on 11 February 2002 to provide an avenue to members to feature their housing and development projects and also to provide write-up on matters related to the housing industry. More than 230 articles have been published so far. The SHARED A Editorial and Publication Committee has published bulletins, articles and circulars to be disseminated to members and interest groups and encourage participation by members to contribute ideas and proposals for position papers that can help to enhance the Association's performance as well as that of the industry. With the success achieved by SHARED A so far and with the commitment demonstrated and co-operation offered by the members, there is no doubt that the Association will progress further and continue to make meaningful contributions towards the growth of the country.



SHARED A

COUNCIL MEMBERS

2019-2021

12

PRESIDENT



Mr Chew Sang Hai
Executive Director
Grand Merdeka Development Sdn Bhd

IMMEDIATE PAST PRESIDENT



Datuk Francis Goh Fah Shun
Group Chief Executive Officer
Kinsabina Sdn Bhd

DEPUTY PRESIDENT



Datuk Sr. Chua Soon Ping
Group Managing Director
Remajaya Sdn Bhd

VICE PRESIDENT



Mr Wesley Chai Meng Kong
Executive Director
Top Green Development (Sabah) Sdn Bhd

VICE PRESIDENT



Datuk Johnny Wong Chen Yee
Managing Director
The W Property Collection Sdn Bhd

VICE PRESIDENT



Datuk Quek Siew Hau
Group Managing Director
Wah Mie Realty Sdn Bhd

SECRETARY - GENERAL



Ar. Ronnie Ang Guo Wei
Company Advisor
RA Concept Development Sdn Bhd

ASSISTANT SECRETARY-GENERAL



Ms Emily Chew Fei Sean
General Manager
Grand Merdeka Asset Sdn Bhd

TREASURER-GENERAL



Ms Kah Gen Fon (Jen)
Director
Sinar Pembangunan Sdn Bhd

COUNCIL MEMBER



Mr John Tan Duo Zer
Chief Operating Officer
Hap Seng Properties
Development Sdn Bhd

COUNCIL MEMBER



Datuk Pengiran Saifuddin B. Pengiran Tahir
Director
Sabah Urban Development
Corporation Sdn Bhd

COUNCIL MEMBER



Datuk Gerald Goh Wah Yong
Executive Director
Kinsanuri Sdn Bhd

COUNCIL MEMBER



Mr Raymond Xavier Chan Yin Hong
Managing Director
Fine Landmark Sdn Bhd

COUNCIL MEMBER



Mr Reggie Sua @ Boboy
Head of Branch SPNB Sabah
Syarikat Perumahan Negara Berhad

COUNCIL MEMBER



Mr Francis Wong Liong Teck
Chief Executive Officer
Peak Sunrise Development Sdn Bhd

COUNCIL MEMBER



Mr Benny Ng Su Pei
Executive Director
Glowbest Sdn Bhd

COUNCIL MEMBER



Mr Roy Chiew Min Hann
Director
Kimis Development Sdn Bhd

COUNCIL MEMBER



Mr Seth Quek Teck Seng
Project Manager
Asterasia Sdn Bhd

SHARED A COUNCIL MEMBERS 2019-2021



From left to right:

1. Mr. Seth Quek Teck Seng | 2. Datuk Gerald Goh Wah Yong | 3. Mr Francis Wong Liong Teck
 4. Ms. Kah Gen Fon (Jen) | 5. Datuk Sr. Chua Soon Ping | 6. Mr. Raymond Xavier Chan Yin Hong
 7. Ar. Ronnie Ang Guo Wei | 8. Mr. Wesley Chai Meng Kong | 9. Datuk Pengiran Saifuddin B. Pengiran Tahir
 10. Datuk Francis Goh Fah Shun.



From left to right:

11. Mr. Chew Sang Hai | 12. Datuk Susan Wong Siew Guen | 13. Mr. Reggie Sua @ Boboy
 14. Ms. Emily Chew Fei Sean | 15. Datuk Johnny Wong Chen Yee | 16. Mr. John Tan Duo Zer
 17. Datuk Quek Siew Hau | 18. Mr. Benny Ng Su Pei | 19. Mr. Roy Chiew Min Hann

SHARED A YOUTH COMMITTEE MEMBERS 2019-2021



YOUTH CHAIRPERSON



Mr Seth Quek Teck Seng
Project Manager
Asterasia Sdn Bhd

DEPUTY YOUTH CHAIRPERSON



Mr Johannes Lo Chaw Jack
Director
Azam Jaya Land Sdn Bhd

SECRETARY



Mr Roland Ling Leh Hiap
Engineer / Director
Sri Ling Sdn Bhd

TREASURER



Mr Nick Chu Kian Fui
Director
Palikota Sdn Bhd

COMMITTEE MEMBER



Mr Morgan Wong Pak Rong
Assistant Project Manager
Peak Sunrise Development
Sdn Bhd

COMMITTEE MEMBER



Mr Alexander Hugo Malakun
General Manager
Goodhelp Enterprise (M)
Sdn Bhd

COMMITTEE MEMBER



Ms Amelia binti Jaafar
Sales Manager
Sinar Pembangunan
Sdn. Bhd.

COMMITTEE MEMBER



Mr Lim Vui Can
Director
VC Bumijaya Sdn Bhd

YOUTH IMMEDIATE CHAIRPERSON



Mr Roy Chiew Min Hann
Director
Kimis Development Sdn Bhd

YOUTH ADVISOR



**Mr Raymond Xavier
Chan Yin Hong**
Managing Director
Fine Landmark Sdn. Bhd

YOUTH ADVISOR



Mr Benny Ng Su Pei
Executive Director
Glowbest Sdn Bhd

SHARED A ADVISORS 2019 - 2021

17

HON. ADVISOR / PAST PRESIDENT



Datuk Susan Wong Siew Guen
Managing Director
WSG Development Sdn Bhd

YOUTH ADVISOR



Mr Raymond Xavier Chan Yin Hong
Managing Director
Fine Landmark Sdn. Bhd.

YOUTH ADVISOR



Mr Benny Ng Su Pei
Executive Director
Glowbest Sdn Bhd

SHARED A PAST CHAIRMEN & PRESIDENTS



Datuk William C. V. Fong
Chairman 1978 - 1981



**The Late Tan Sri Datuk Seri
Panglima Wong Chik Lim**
Chairman 1981 - 1985



Datuk Yap Pak Leong
Chairman 1985 - 1989



Datuk Yong Loi Thiam
Chairman 1990 - 2001



Datuk Haji Abu Bakar M. Yahya
Chairman 2001 - 2005



Datuk Kong Kwok Wah, JP
President 2005 - 2009



Datuk Susan Wong Siew Guen
President 2009 - 2013



Datuk Francis Goh Fah Shun
President 2013 - 2017



1. Mr Norezwan Ismail
Admin Assistant

2. Ms Dywne James
Communication Executive

3. Ms Nuraftina Dewi Bt. Herwan Guntur
Junior Secretary (resigned)

4. Ms Tracylyn Biug
Accounts / Admin Assistant

5. Ms Salina Lee Abdullah
Executive Secretary

6. Ms Joanne Chin Oi Meng
Accounts / Admin Executive

7. Ms Nida Ul Khusna Ali Mashudi
Junior Secretary (01/08/2019)

8. Mr Jiplin Isa
Office Assistant

SHARED A | MILESTONES



19 - 21
Oct
2018



13 Nov
2018



22 Jan
2019

31 Jan
2019



1 Feb
2019

15 Feb
2019



21 Feb
2019

1 - 3
Mar
2019



Courtesy Visit to Mayor DBKK

5 Sept
2019



SHARED A Fellowship Dinner at Sandakan

4 Sept
2019

29 Aug
2019



Courtesy Visit to Deputy Chief Minister cum
Minister of Tourism, Culture and Environment

22 Aug
2019



Mesyuarat Kumpulan Fokus Belanjawan 2020

17 Aug
2019



REHDA Brainstorming Strategy for
Unsold Units

18 Jun
2019



Lafarge Drymix Sdn Bhd Product Seminar

5 Apr
2019



2nd Briefing cum Dialogue on Home
Ownership Campaign

23 Mar
2019



SHARED A 26th Annual General Meeting

4D3N ITINERARY

Kuala Lumpur, Selangor YOUTH STUDY TRIP 2018

21.11.2018



11.30AM - BÖN ESTATES



2.30PM - PAM

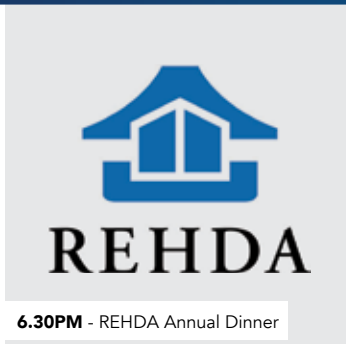


7.30PM - Fellowship Dinner
with REHDA YOUTH

22.11.2018



9.00AM - Desa Park City



6.30PM - REHDA Annual Dinner

23.11.2018



9.00AM - HUME CEMENT BOARD

23.11.2018



2.00PM - PanaHome

24.11.2018



10.00AM - The Exchange 106

The Exchange 106 (Formerly TRX Signature Tower) is a skyscraper under construction within the Tun Razak Exchange (TRX) area, a new financial district currently being developed in Kuala Lumpur. The 106-floor building is topped out and is topped with a 48-meter, 12-storey high illuminated crown making it 452m (1,483ft).



Seth Quek Teck Seng
Organising Chairman
YOUTH Chairperson
2019-2021

Johannes Lo Chaw Jack
Organising Committee
YOUTH Committee Member

Roy Chiew Min Hann
Deputy Organising Chairman
SHARED A Council Member &
YOUTH Chairperson 2017-2019

Ezwan Ismail
Event Coordinator
SHARED A Secretariat

Roland Ling Leh Hiap
Organising Committee
YOUTH Secretary

DAY 1 (21st Nov 2018, Wednesday)

BÖN ESTATES SDN BHD BANGSAR SOUTH, KUALA LUMPUR

Hosted by the Managing Director Mr. Goh Soo Sing and assisted by Marketing Director, Ms. Angeline & her team, we had a tour of the gallery and a presentation of the concept of his project in Bangsar South.

Bön Estate Sdn Bhd is an experience driven project with the sole mission to build long-term, sustainable homes for all communities. Its vision is to promote good and balanced living among the residents in its development.

Kindly visit:
www.bonestates.com



Presentation of memento to BÖN ESTATE team.



Bon Estates GM, Mr Goh & Marketing Director Ms Angeline welcoming the team + briefing session.



Gallery tour - the concept of project in Bangsar South.

LUNCH @ Kaiju Restaurant

Hosted by Mr. Goh from Bön Estate, we also met Art Printing Works Sdn Bhd (APW) founder Mr. Ee Soon Wei who spoke a bit about the place (used to be a printing factory) which is now converted to a hip and cool hang out spot with unique F&B. We also have the opportunity to tour the premise which houses co-working and event spaces.

Kindly visit:
www.apw.my



Lunch at Kaiju Restaurant. Briefing by Mr Ee & tour to printing factory.



Presentation of memento to PAM Centre Bangsar (Ar. Heikal Mohd Hasan).

PERTUBUHAN AKITEK MALAYSIA (MALAYSIAN INSTITUTE OF ARCHITECT) PAM CENTRE BANGSAR

A landmark fixture of Bangsar, the new PAM Centre (completed on 21st July 2016) was designed with considerations for the environment, culture and society with a timeless and minimalistic approach in overall design and detailing. This is fitting to PAM's aspirations as a Centre for architectural advancement and development. This visit was guided by Ar. Heikal Mohd Hasan (Project Architect).

Kindly visit:
www.livingasean.com/explore/architecture-icon-in-malaysia



Group photo with REHDA YOUTH Committee Member.

REHDA YOUTH COMMITTEE FELLOWSHIP DINNER @ COPPER MANSION

REHDA YOUTH now is led by Dato Sri' Dr. Lee Ville from NB Tropics Development Sdn Bhd. SHARED A Youth hosted a fellowship dinner to meet up with REHDA Youth Committee. Mr. Goh Soo Sing from Bon Estates and Mr. Ee from APW were invited as well.

Kindly visit :
www.rehdayouth.com/about

DAY 2 (22nd Nov 2018, Thursday)

DESA PARKCITY, KUALA LUMPUR

Truly an amazing visionary! Concept and Marketing at its best. Learning how they can develop 400 plus acres; selling entirely high end products and at prices higher than KLCC area. Desa Park City is truly a self-contained township, centered on the ideals of good, wholesome living, where its residents are able to foster family, neighborhood and community ties.

Covering 473 acres of prime freehold land, Desa Park City is one of the fastest growing and best-selling master-plan communities in the nation. During our meeting with the Sales Director Ms. Loh Poh Khim, we were lucky to hear the strategy of township development, the vision and marketing ground work that went behind this successful township.

**Winner - FIABCI Malaysia Property Award 2018 under the Master Plan Category*

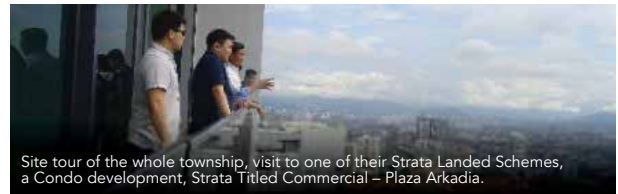
Kindly visit:
www.desaparkcity.com



Presentation of memento to Desa Parkcity team.



Briefing on the master plan development which will cover their successful story, the challenges they faced and how they overcome these challenges.



Site tour of the whole township, visit to one of their Strata Landed Schemes, a Condo development, Strata Titled Commercial – Plaza Arkadia.



REHDA NIGHT

Just like SHARED A NITE, REHDA have their Annual Dinner which coincidentally happened during this trip. Having been invited by the Organising Committee of REHDA Night, we participated the dinner to show our support and took the opportunity to also network with the national players of the property industry.

Kindly visit:
www.rehda.com

(23rd Nov 2018, Friday) DAY 3

HUME CEMBOARD INDUSTRIES (HCI) SDN BHD, PETALING JAYA, SELANGOR

Hume visitation was to see how cement board are made and its uses. Hume Cemboard Industries (HCI) are strongly committed to the sustainable principles of their mother company, Hong Leong Group by inculcating them into the very nature of their business in the manufacturing of their PRIMA products.

The sustainable raw materials are sourced from materials such as the pulp from the radiate pine which is replantable.



Presentation of memento at KampungKu mock up house in the factory.

Kindly visit:
www.primafibreceement.com

DAY 3 (23rd Nov 2018, Friday)

PANAHOME MKH MALAYSIA MKH - PANAHOMES PROJECT

Panasonic Homes Global - 490 terrace houses in Maple @ Hillpark Shah Alam North marks the joint venture company's maiden project in the country. Going forward, they will continue to help nurture happy, healthy families by offering houses that will be cared for and lived in for generations. Mindful always of the needs and expectations of their customers, they will further leverage the advanced technologies of Panasonic, together with the exceptional design capabilities they have cultivated over the years, to ensure every home they help create delivers lasting value.

Kindly visit :

- <https://news.panasonic.com/global/topics/2016/45004.html>
- <https://homes.panasonic.com>



Presentation of memento to Panasonic Homes MKH team.



Bandar Hillpark Puncak Alam Sales Gallery Presentation.



Construction site of The Palm (including the mock up unit) and casting yard.

(24th Nov 2018, Saturday) DAY 4



Presentation of memento to CSCEC team.



Presentation and discussion.



Site visit and briefing by CSCEC team.

THE EXCHANGE 106, KUALA LUMPUR (CHINA STATE CONSTRUCTION ENGINEERING CORPORATION)

One of the highlights of the trip is the exclusive private tour of The Exchange 106, Malaysia's tallest building. The main attraction was to see the logistics, methodology and engineering that went behind the entire project. Truly eye opening indeed!

The Exchange 106 (formerly TRX Signature Tower) is a skyscraper under construction within the Tun Razak Exchange (TRX) area, a new financial district currently being developed in Kuala Lumpur. The 106-floor building is topped out with a 48-meter, 12-storey high illuminated crown making it 452m (1,483 ft) tall. Construction logistics and project management of this structure is truly at its best. This trip is an absolute rare treat as this project is off limits to public tours / study trips. We are thankful to our Organising Committee for making this trip possible. Kudos to them!

Kindly visit:

www.skyscrapercenter.com/building/the-exchange-106/24971

www.worldofbuzz.com/7-fun-facts-exchange-106-thats-set-open-september-2018/

www.nst.com.my/news/nation/2017/12/316797/malaysias-new-tallest-building-be-completed-2018

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SPECIAL THANKS

NATIONAL HOME OWNERSHIP CAMPAIGN 2019 (SABAH)

Benny Ng Su Pei
Organising Chairman



The Home Ownership Campaign (HOC) is a government initiative designed to encourage home ownership in the country, while easing the country's property overhang predicament. As well to spurs short-term economy in the country and the construction industry that affects 160's downstream industries.

Up to 28th of August, SHARED A had successfully certified more than 827 units of residential property sold under Home Ownership Campaign 2019, worth RM468 Millions.

I would like to take this opportunity on behalf of Home-buyers and SHARED A to convey our appreciation to both State and Federal governments on the matter. I would also like to thank The Chief Minister of Sabah - YAB Datuk Seri Panglima Haji Mohd. Shafie bin Haji Apdal, the Deputy Chief Minister and Minister of Local Government And Housing, Sabah - YB Datuk Dr. Haji Jaujan Bin Haji Sambakong and Ministry of Local Government And Housing in assisting the campaign full heartedly.

I would also like to thank the Minister of Finance – YB Lim Guan Eng and Ministry of Finance to come out with numerous brilliant ideas to help home-buyers.

Thank you Sabah Law Society and everyone of their members for giving extra discount to every purchaser on their legal documents who made their purchases under HOC.

During the HOC period, Malaysian home-buyers enjoy stamp duty waivers for the purchase of residential units registered under the HOC. For properties registered under this campaign, the stamp duties on instruments of transfer will be waived. Home buyers will also get discounts from developers, in Sabah we currently have more than 4,000 units of residential property in all size and design registered under HOC.

As I, humbly appointed to be one of the three organising chairpersons for the National Home Ownership Campaign 2019 in the country, it is my responsible to urge all developers in the state to assist home buyers in all means and abide to the HOC terms. We hope more developers will join HOC and register with us soon. I also urge all party involved to execute their duties diligently. I believe National Home Ownership Campaign 2019 is evidently helping Malaysian, especially the low and middle-income groups to own a home.

HOC 2019 has united the nation in a common goal for a sole purpose, that is to transform Malaysia into a better nation.



Those incentives are:

- Full stamp duty exemption till RM1 million: Under the scheme, successful applicants enjoy 100% stamp duty exemption on Instrument of Transfer for any residential home purchase up to the value of RM1 million.
- Partial stamp duty exemption till RM2.5 million: Properties worth more than RM1 million up to RM2.5 million will pay 3% stamp duty on the Instrument of Transfer for the amount above RM1 million.
- Loans legal documents exemption: All properties within the scheme enjoy stamp duty exemption on the Instrument of Securing Loan.
- 10% house discount for completed houses: As well as the stamp duty exemption, you enjoy a minimum 10% reduction on the purchasing price of properties listed under the scheme.
- 25% Discount on legal fees given by lawyers registered under Sabah Law Society.

*Data as at 28th August 2019.

RECORD OF REGISTRATION & CERTIFICATION OF STAMP DUTY WAIVER IN SABAH*

REGISTRATION OF PROJECTS & UNITS

DISTRICT	UNITS		
	REGISTERED	SOLD	BALANCE
BEAUFORT	268	0	268
KOTA KINABALU	1,986	437	1,549
LAHAD DATU	37	17	20
PAPAR	5	1	4
PENAMPANG	56	37	19
PUTATAN	335	44	291
SANDAKAN	342	88	254
TAWAU	923	126	797
TUARAN	86	77	9
TOTAL UNITS	4,038 RM2.195 bil	827 RM0.468 bil	3,211 RM1.727 bil

Registration of Projects (Units)

Total Projects : 47 (4,038 units)

Total Developers : 37

CERTIFICATION FOR STAMP DUTY WAIVER ON UNITS SOLD

DISTRICT	UNITS				TOTAL	
	LANDED		STRATA			
	UNIT	VALUE (RM)	UNIT	VALUE (RM)	UNIT	VALUE (RM)
KOTA KINABALU	156	129,239,093	281	148,495,440	437	277,734,533
LAHAD DATU	17	12,565,073	0	-	17	12,565,073
PAPAR	0	-	1	368,700	1	368,700
PENAMPANG	24	18,545,118	13	12,732,800	37	31,277,918
PUTATAN	0	-	44	23,488,558	44	23,488,558
SANDAKAN	51	31,964,148	37	13,147,280	88	45,111,428
TAWAU	126	50,273,206	0	-	126	50,273,206
TUARAN	35	13,488,081	42	13,421,000	77	26,909,081
TOTAL	409	256,074,718	418	211,653,778	827	467,728,496

Completed : 94 units (11.37%)

Under Construction : 733 units (88.63%)

Total : 827 units (100%)

DISTRIBUTION LIST OF PARTICIPATING DEVELOPERS / PROJECTS IN SABAH*

Ascotville Holding Sdn Bhd
Cahaya Hartamas Sdn Bhd
Prima CL Sdn Bhd
Dinamik Atlantik Sdn Bhd
Donfon Development Sdn Bhd
GKS Development Sdn Bhd
Greenfield Sdn Bhd
Gunung Ramai Sdn Bhd
Hap Seng Land Development and JCA Sdn Bhd
Hap Seng Properties Development Sdn Bhd
Menggatal North Development Sdn Bhd
Peak Sunrise Development Sdn Bhd
RA Concept Development Sdn Bhd
Ramindah Sdn Bhd
Remajaya Sdn Bhd
SCP Kolombong Sdn Bhd
SCP Menggatal Sdn Bhd
Sinar Pembangunan Sdn Bhd
Syarikat Kapasi Sdn Bhd
Unicorn Tower Sdn Bhd

Donfon Development Sdn Bhd
North Borneo Land Avenue Sdn Bhd
Sri Moraine Sdn Bhd

PR1MA Corporation Malaysia

PR1MA Corporation Malaysia
WSG Properties Sdn Bhd

Spurwin Development Sdn Bhd
Summit Legacy Sdn Bhd

Hap Seng Properties Development Sdn Bhd
IJM Properties Sdn Bhd

Liberty Chain Sdn Bhd
Malbumi Holdings Sdn Bhd
Panorama Jelita Sdn Bhd
Perumahan Permai Sandakan Jaya Sdn Bhd
Syarikat Saban Enterprise Sdn Bhd

Wah Mie Realty Sdn Bhd

Hap Seng Properties Development Sdn Bhd

Hainan Properties Sdn Bhd
PR1MA Corporation Malaysia
Rangkaian Jasa Sdn Bhd
Unika Housing Sdn Bhd

Hap Seng Properties Development Sdn Bhd

KOTA KINABALU

Taman Seri Pelangi Phase 2C
E-Residence @ Telipok Phase 1
Taman Prima Sumundu Phase 1
Bukit Bantayan, Phase 1A, 1B, 1C
Taman Kambau
Taman Cera Phase 4B & 5B
Taman Residen Alam Hijau, Phase 2
Taman Fulliwa, Phase 3A
Kingfisher Putatan Condominium, Phase 1A, 2B
Kondominium Kingfisher Inanam, Phase 1 & 2
Taman Flamingo Phase 3A & 3B
Residence Bukit Rimba Phase 1 (Forest Hill Residence)
The Light Residences
Taman Bukit Sepangar Phase 5A & Phase 6
Bay 21
Taman Kediaman Damaisari
Taman Bukit Damaisari
Elemen Utara KK - Presint 2 (Phase 3)
KK Times Square Phase 2D (Loft C, The Loft Residence)
Triconic Tower Condominium

PENAMPANG

Taman Kambau
Skyvue Residence @ Kobusak
Taman Wawasan Mahandoi Phase 1, 2

BEAUFORT

PR1MA @ Woodford Estate

KINARUT/PAPAR

PR1MA @ Kinarut South
Taman Benoni Papar

TUARAN

Taman Casa Indah
Taman Aussie Ria Phase 1

SANDAKAN

Astana Heights, Phase 2, 5C
Taman Sri Utama Condominium
Taman Utama Park Residence, Phase 1A, 1B
Utama South Condominiums
Casa San Uno, Phase 6
Taman M'Maju
Taman Rimayu Indah, Phase 1A, 1C
Taman Nasalim, Phase 7E
Taman Harbour View, Phase 2
Taman Suria, Phase 2
Sri Indah Kondominium

TAWAU

Taman Bandar Sri Indah Phase 5C, 5D, 5F, 5G, 5H
Taman Bandar Sri Perdana Phase 4E
Taman Ria Heights Phase 1A, 1B, 2A, 2B
Taman Megah Jaya Phase B4
PR1MA @ Rangu
Bandar Utama The Weld, Phase 1A, 1B, 1D
Taman Residen Phase 2

LAHAD DATU

Taman Palm Heights Phase 4

JESSELTON TWIN TOWERS

A REVOLUTIONARY TRANSFORMATION TO KOTA KINABALU'S SKYLINE

Glamorous Living at Borneo's Tallest Iconic Landmark



Spectacular Sunset & Breathtaking Panoramic Sea and Mountain Views

The panoramic views bestowed upon the Jesselton Twin Towers which encompass the lush greenery of Sabah Golf and Country Club (SGCC), majestic Mount Kinabalu view and mesmerizing Likas Bay sea view – a perfect vantage point for spectacular sunset and fireworks display is indeed a priceless gem.

Living in high rise residences also gives an extra plus to the stunning views – more natural lighting and fresh air since there are no obstructions to hinder the sunlight and wind. One will be able to enjoy naturally lit interiors and continuous breeze in its home at no extra cost.

Redefining Healthy Urban Living - Olympic Size Infinity Salt Water Swimming Pool with Tranquility Lawn & Garden

Set in an urban resort-style environment for all ages, the Recreation Deck at Level 10 features a variety of lifestyle facilities which includes a 50 metres Olympic length salt water lap pool, jacuzzi, splash pool, pavilions, sauna & steam rooms, kids' play area, function rooms, gymnasium, dance studio, yoga and meditation deck, landscaped lawn, spice garden and lounge decks.

The vast recreational space is dedicated to foster communal living and a balanced urban lifestyle for all ages, with open spaces for children to play, families to interact, working professionals to exercise and the elderly to meet and socialize.



Indulge Yourself in Sky-High Luxury Facilities with Exclusive Private Lounges

Standing at 168 meters tall, the Sky Deck at Level 54 and 55 of Jesselton Twin Towers offers a rooftop bar, a café, full height glass private sky lounges, landscaped garden and terrace, private dining area and a library.

The residents are able to enjoy the heavenly view overlooking the 360° panoramic view of Kota Kinabalu's skyline while bonding with their loved ones over breakfast at the Sky Café or unwind with a glass of wine at the rooftop sunset bar accompanied by stunning sunset views.

The sky lounges and library offers a relaxing atmosphere for a moment of privacy while residents can host swanky parties at the luxe private dining room with a well-equipped kitchen.



First Class Property Management Services to Enhance Comfort and Quality Living

Residents can expect a superior standard of living, not only with exceptional facilities and luxurious residences but also top-notch management services by a world's leading property consultant.

Combining the best of services, around the clock security and amenities, life can be quite effortless at Kota Kinabalu's most sought after address.



Visit Our Stunning Show Units Now!

Jesselton Twin Towers Sales Gallery Opens Daily from
Weekday (9am - 6pm)
Weekend (10am - 4pm)



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Grace Kho
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Christine Lu
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Cheryl Lu
+6 016-832 3413



Melvin Gob
+6 019-506 3381



Shunice Wong
+6 017-830 5506



Leanna Phang
+6 016-810 2843

Iconic Masterpiece in a Prime Location

Jesselton Twin Towers, another prestigious development by Jesselton Waterfront Holdings, is a high-end residential project comprising of two blocks of 56-storey condominiums and a commercial annexe. The expected completion of the development is targeted to be within 2022.

Nestled within the affluent neighborhood of Luyang which boasts mostly of landed properties and bespoke bungalows, this latest masterpiece is not only set to be a new icon of Kota Kinabalu's skyline but also the tallest landmark in Borneo.

Located strategically in Luyang between Jalan Lintas and Jalan Bersatu at Damai, Jesselton Twin Towers is a development that enjoys a prime location in the heart of Kota Kinabalu.

With a mere 10 minutes' drive to the city centre, it is directly accessible to neighboring townships via the Jalan Lintas Highway and is within walking proximity to urban amenities including City Mall Shopping Centre, first-class healthcare services at KPJ Sabah Specialist Hospital, Jesselton Medical Centre and Queen Elizabeth Hospital as well as prestigious primary and secondary schools.

The centrality of its location, matured neighborhood with easy accessibility to essential amenities and public infrastructure will undoubtedly promote the urban lifestyle that everyone is seeking for.



Award Winning Architectural Design

Designed and built by a world-class team comprising of UIG Architects, the Meinhardt Group and China State Construction Engineering Corporation (CSCEC) with their internationally acclaimed expertise, Jesselton Twin Towers won "The Borneo Star Award" at the StarProperty Awards Night 2019.

The award for the "Best East Malaysia Development" received in the event that featured more than 20 top developers with the best developments in Malaysia is a recognition for Jesselton Twin Tower's planning, design, construction and strategic location.

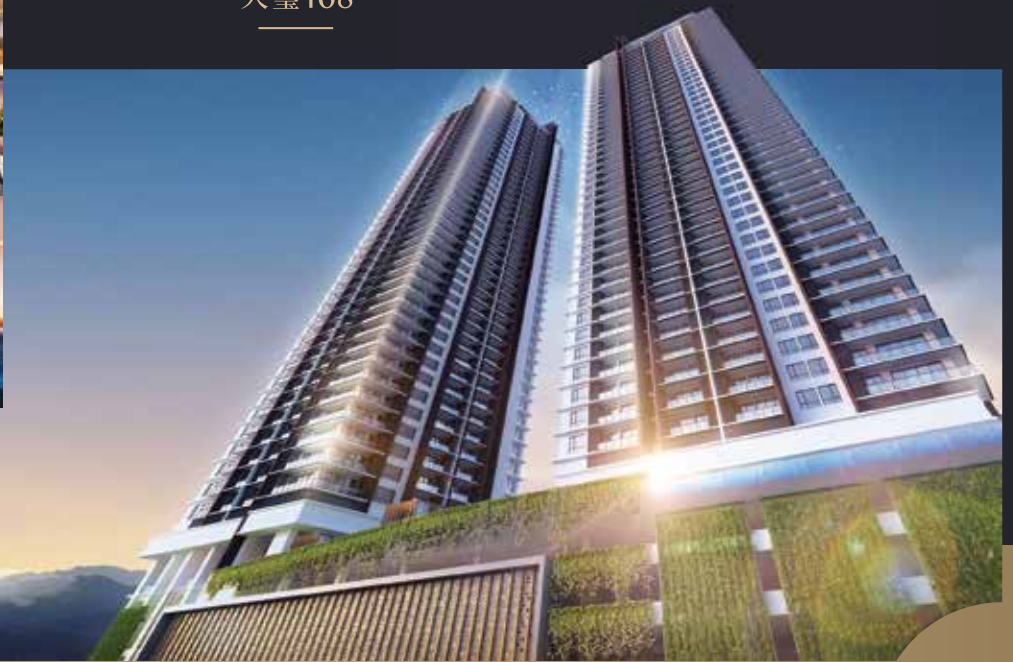
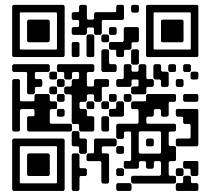
The development comes in a wide selection of unit type choices to suit different needs and preference ranging from 649 sq.ft to 2,041 sq.ft in size while super penthouses ranges from 3,725 sq.ft to 6,982 sq.ft with a monthly maintenance fee estimated at 33 cents per sq. ft.

Each residential unit will include air-conditioners, water heaters and two parking bays except for studios. Buyers may also opt for fuss-free interior design packages that will be offered by the developer.



Spectacular
360° VIEW

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TWIN TOWERS
天璽168



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JESSELTON GROUP

Developer

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88300 Kota Kinabalu, Sabah, Malaysia.
T +60 88-233 238 F +60 88-232 622

Book an appointment

+6088-233 238
jesselton.group@gmail.com

www.jesseltontowntowers.com

Developer License No.: (100-24/1267/1/1)/11-2023/05840 • Validity Period: 30/11/2018 - 29/11/2023 • Advertising Permit No.: (100-24/1267/1/1)/11-2023/04666 • Validity Period: 30/11/2018 - 29/11/2023 • Tenure of Land: Country Lease 999 years • Expected Date of Completion: 28 February 2023 • All monies including deposit and/or booking fee must be paid into the Housing Development Account No. 510143681143 with Malayan Banking Berhad • 30% Bumiputera reserve with 5% discount.

All renderings and photographs contained in the circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities.


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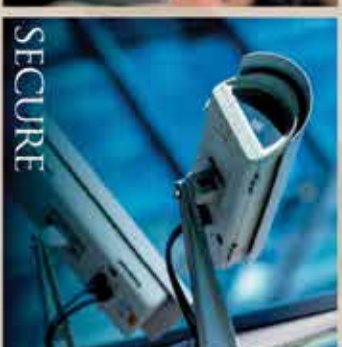
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Developed by

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(220920-M)

*Information contained herein is subject to changes. All renderings are artist's impression only and all measurements are approximate. While every reasonable care has been taken in preparing it, units are sold without furnishing and fittings.

✉ sales@thewgroup.com.my

🌐 www.thewgroup.com.my

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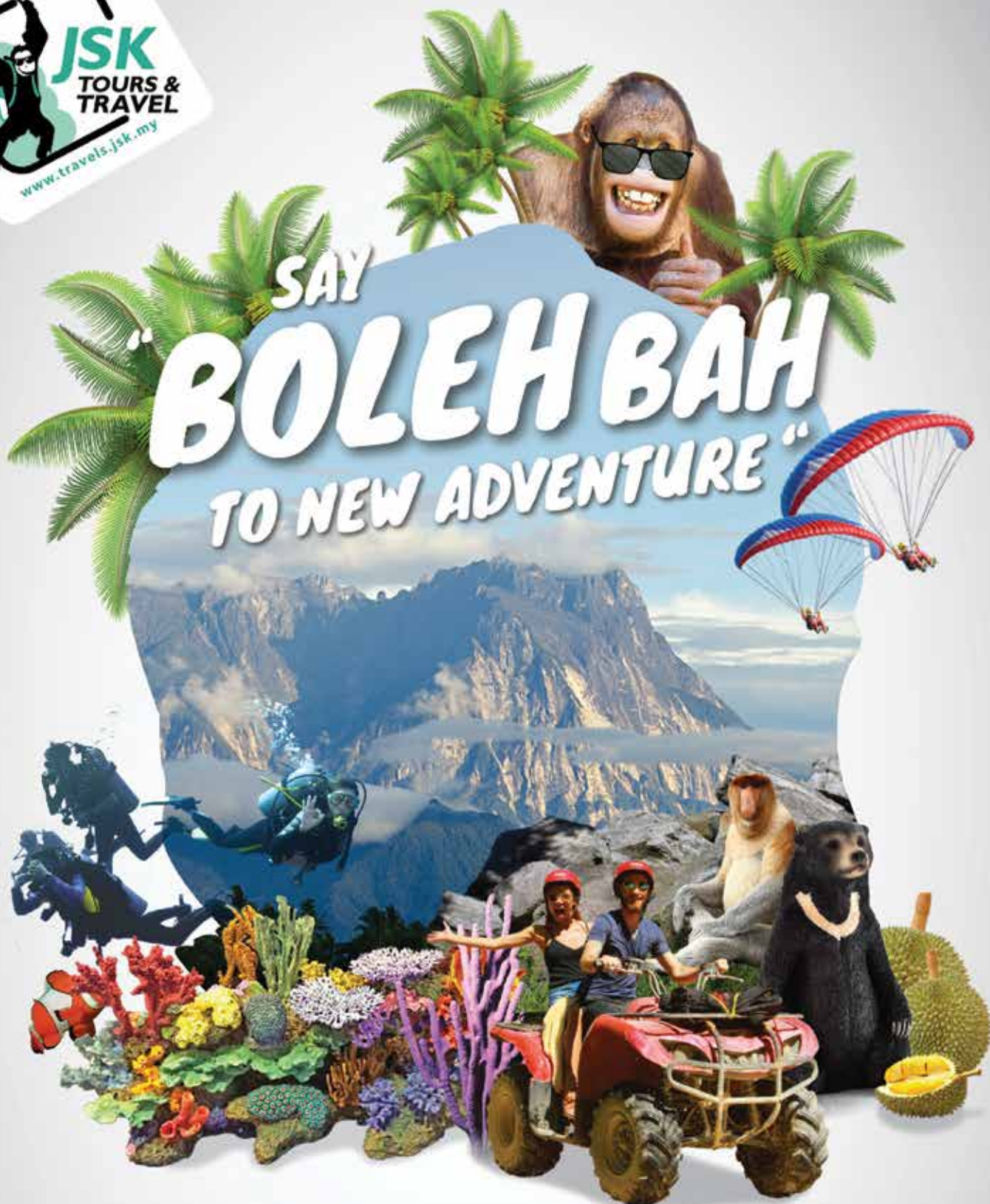
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JSK : SHAREDADA Special Recognition 2019

JSK Group of companies has been in the forefront of Sabah's property development market since it was founded in 2013 and now has a diversified portfolio of properties in Sabah and overseas.

Its journey to success began back in 2007 when the W Group was formed to spearhead property development projects in Sabah with projects centered largely in the low-rise affordable range. The W Group's broad based focus on residential and commercial properties has produced a succession of projects that have changed the landscape of property development in Sabah.

Notable projects include Country Heights, University Apartment 1 and 2, Cyber City Apartments 1 and 2, Cyber Square, University Condo Apartment 2, University Prime Condo, University Utama Square 1 & 2, and University Utama Condominium 1 & 2. The most prominent of these is undoubtedly University Utama Condominium, a sprawling ultra-modern township which was completed in 2018 in the north of Kota Kinabalu city with 5,420 stylishly designed condo units, a business hub and lifestyle amenities to meet the demands of today's young generation.

The W Group has also set a precedent in diversifying its investments by setting up W Clay Industries which has become the 5th largest manufacturer of bleaching earth in the world with factories and distribution offices in Sandakan, Port Klang and Johor in Malaysia, and China, India and the Netherlands worldwide.

The W Group has been instrumental in fulfilling the desire of home ownership for many Sabahans and was the catalyst for the formation of the JSK Group of Companies in 2013 to expand its horizons in property development locally and internationally.

It achieved a significant milestone in 2015 by entering the international property market with the launch of projects in the UK, Australia and China.

JSK Studios, a 65-unit student apartment building located in the heart of Newcastle Upon Tyne, United Kingdom, was completed in October 2015 and is a welcomed addition to this historic city north east of London. With two of the UK's most prestigious universities in close proximity, JSK Studios has become an integral part of the university city's upbeat and vibrant personality.

Located in Melbourne, Australia, one of the most liveable cities in the world is Union Tower, a 35-storey building with 165 one- and two-bedroom apartments which was completed in 2018. The building's contemporary design exudes an air of sophistication that blends seamlessly with the city's laid-back charm and ultra-modern architectural landscape.

Taking pride of place in the ancient city of Xuyi in Jiangsu Province is a 618-unit apartment building with architectural elements influenced by the great Ming Dynasty and the city's fast developing modern cityscape. Located within easy access to Nanjing City, Xuyi is a unique combination of old world charm and dynamic urban development that JSK has capitalized on to create a home and living lifestyle that appeals to the city's new generation of home owners.

The present Sabah state government has created a stable and progressive investment environment for a broad range of property developments. Its confidence in the tourism industry to play an even bigger role in Sabah's property development expansion has spurred JSK Group of Companies to invest in the construction of a RM300-million hotel and service suite development in 2019. Located along the scenic Beringgis Beach in Papar, the property will be the first major property to be developed under JSK Resort.

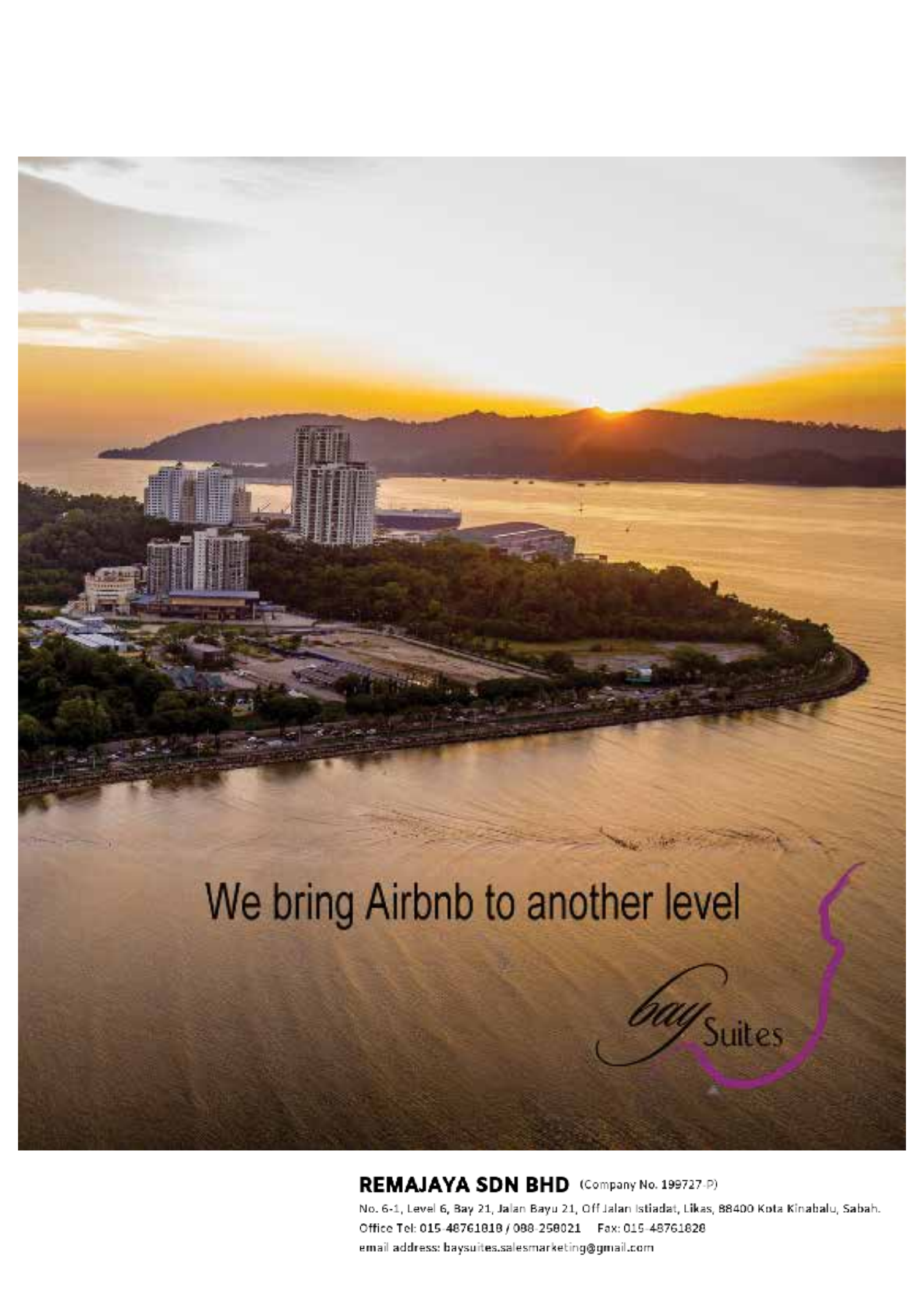
The JSK Group of Companies has built a solid reputation anchored firmly on its vast experience, business insight and professionalism. This has carved a path of limitless possibilities in the company's determined pursuit to plan and develop more residential properties in the future.

As Managing Director of the W Group of Companies, and now the JSK Group of Companies, Datuk Johnny Wong has been instrumental in creating a balance in providing affordable housing and high-value investment in the property market. Driven by his passion to maintain continuous growth for the benefit of Sabah, Datuk Johnny Wong envisions a future where JSK Group of Companies will continue opening up new avenues for investment in the local and international property development markets.



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88400 Kota Kinabalu, Sabah.

Office Tel: 015-48761818 Fax: 015-48761828

baysuites.salesmarketing@gmail.com

Bay Suites is a 35 storeys green building which looms majestically at Likas Bay where the blue sky meets the horizon looking over the ocean view and the magnificent Mt. Kinabalu. It is only a stone's throw away from the CBD of Kota Kinabalu City.

Sitting in one of the most sought after locations in Kota Kinabalu, with its hotel-like facilities and contemporary architectural design, Bay Suites is not just a cliché commercial development and will bring your short term stay lifestyle up a notch.



Datuk Sr. Chua Soon Ping
Managing Director of Remajaya Sdn. Bhd.



Location of Bay Suites at Kota Kinabalu, Sabah.

Remajaya Sdn. Bhd., the developer of Bay Suites, was established since 1990 and managed by Datuk Sr. Chua Soon Ping, who is a competent professional in the property industry. His forward-thinking mindset is embodied in both architectural designs and 'spirit of lifestyle' concepts based on the renewable and sustainable energy philosophy.

"As an avantgarde developer, we always endeavor to be innovative and be ahead of trends changes not only to stay competitive in the industry due to

the ever-rising cost of development but also the ever-growing expectations of the consumers who constantly desire a better and cleaner work and living environment," says Datuk Chua.

Remajaya is taking the initiative to incorporate current lifestyle trends and environmental concerns in their developments by introducing & adopting new and revolutionary green construction methods which include S-form high tech aluminium formwork, thin-film solar panel, polyethylene aluminium (PA) composite pipe, rainwater harvesting system & double-glazed window in our development.

Being environmental friendly will not only help to reduce the cost of construction & maintenance of a building, but also set optimum quality standards for development projects in Sabah while simultaneously helping to reduce our ecological footprints and impact on our Mother Earth.



珊瑚湾



EXCLUSIVE OCEAN-FRONTING PARADISE IN THE HEART OF KOTA KINABALU

CORAL BAY – the 460-unit luxury condominium developed by Singapore-listed developer GSH Corporation Limited is truly an urban paradise that ticks all the boxes for the astute investor and owner-occupier.

Located within the gated community of Sutera Harbour Resort, residents of Coral Bay will get to enjoy azure vistas of the South China Sea and the ranges of Mount Kinabalu, as well as the convenience of being just minutes away from the city centre where the largest lifestyle malls, food and beverage outlets, private medical centres as well as international schools, including Kinabalu International School and Sayfol International School, are within easy reach.



Being adjacent to Sutera Harbour Resort's two five-star hotels – The Magellan Sutera Resort and The Pacific Sutera Hotel, Coral Bay offers quick access to the Resort's extensive facilities and amenities. In addition, the Sutera Harbour Marina, Golf & Country Club, with its 104 berths and clubhouse facilities, and the award-winning 27-hole championship golf course designed by Graham Marsh, are also within a stone's throw away.

The development sits on 49,000 square metres of the most coveted parcels of seafront land in the city. It comprises eight 12-storey residential towers, featuring two- to four-bedroom units from 143 to 300 sqm; dual-key units from 202 to 473 sqm; and penthouses from 325 to 862 sqm.

Coral Bay is designed by Singapore-based Swan and Maclaren, taking inspiration from coral reefs that form part of the Tunku Abdul Rahman Marine Park at its doorstep. Upon entry, a grand 68-metre cascading waterfall frames the development's main entrance, creating an awe-inspiring sense of arrival. When one approaches the drop-off zone, one will be stunned by the way Coral Bay's water features, two-lagoon-shaped swimming pools, and verdant landscaping fuse with the azure seascapes. Consistent with its distinct marine theme, Coral Bay boasts a stretch of soft-sand beach that is about 100m in length, as well as the city's first water-theme play park nestled within its grounds.

Its unique location offers 360-degree views of the South China Sea and the surrounding terrains of Mount Kinabalu. 80% of the units in Coral Bay face the sea with generous balconies and personal enclosed spaces, while the remaining 20% enjoy views of the mountains and lush greenery.

The luxury condominium has a three-tier security system. The first level of security is the guard post at the main entrance into Sutera Harbour Resort; the second level is at another guard post at the entrance to Coral Bay, and the third level is at the basement lobby where visitors can only gain access via the intercommunication system.

Coral Bay's unique location and design offerings make for a sound investment for homebuyers. While there are those who purchase a unit at Coral Bay as a holiday home, others may be buying it for capital appreciation. A rental return after completion is offered for Coral Bay buyers.



THE LIFE YOU DESERVE AWAITS AT THE ESTATE



What is 'Good Living'?

Is it the tranquillity of living beside picturesque greenery, or the satisfaction of a healthy and wholesome environment? Is it the convenience of urban vibrance at your doorstep, with ease of connectivity to very best the city has to offer? Maybe it is just the luxury of space and an environment of serenity that offers an escape from the congestion and pace of cosmopolitan living?

Perhaps, you simply seek the peace of a safe haven; a conducive environment to nurture your children as they grow, strengthen family bonds and spend quality time with the ones that matter most.

At The Estate @ South Bangsar, Good Living is defined by all of the above - and more. It is an address that offers the rare proposition of living amidst both scenic greenery and urban pulse, while providing a wholesome and holistic environment that's meticulously crafted to be life enriching and family-centric.

Situated on 3.68 acres, beside the verdant Bukit Gasing forest reserve, The Estate is a boutique high-rise residential development that plays host to 328 spacious and luxurious family-sized units, which is a rarity in this vibrant and highly sought-after locale.

Surrounded by a host of exciting commercial and entertainment facilities, as well as a confluence of access routes that link to the rest of the Klang Valley, The Estate offers an instant retreat from the urban bustle within a calm oasis that has been carefully curated to offer dwellers much-needed respite and rejuvenation.

Eco-friendly and green, more than 70% of the entire landmass in this exclusive enclave has been dedicated to landscaped beauty. This is complemented by a host of invigorating resort-styled facilities that include five swimming pools (including two sky pools), cabanas with Jacuzzis, a 3,000sq ft gym, a sky dining outlet, playgrounds and thematic gardens among others.

All this is set within an environment of artfully crafted landscaped greenery, conceptualised and brought to life by renowned landscape architect SekSan Design.

The calming presence of greenery is felt in every corner, with a purposeful intent of creating a warm and emotive connection between dweller and home.

A sunken lawn encourages open space for family interaction, a Tea Garden offers intimate space to relax with loved ones, a picturesque 300m lake walk presents opportunities to take romantic strolls, and the green ambience at quiet nooks and reflective corners allow a little personal indulgence.

Those who call this idyllic habitat home will live in exceptional comfort, within spacious and elegant units that range between 2,346sq ft and 7,057sq ft that have been specifically designed in form and function to cater to a variety of space and lifestyle aspirations.



While majority of these homes have already been snapped up, a window of opportunity remains in the form of 5+1 bedroom dual-key units that provide an ideal solution for multi-generational living. This includes the 3,132sq ft single-floor Type D as well as the 3,474sq ft Type E duplex.

For those who desire the very peak of living, good news comes in the form of limited penthouses that are still available for the picking at The Estate.

Options include 4,786sq ft duplex penthouses that offer 4+1 bedrooms and 3+2 bathrooms, featuring a dedicated study room, sky garden and a private balcony for the master bedroom. Also available is a 4,187sq ft duplex

penthouse with 5+1 bedrooms and 3+2 bathrooms, which also features a sky garden as well as two 2 study rooms located on the lower and upper floors.

Interiors articulately represent the developer's dedication to innovation, artistry and craftsmanship. Superior fittings, intricately detailed fine finishing, meticulously selected sustainable materials and state-of-the-art security features are masterfully brought together to enhance your sense of comfort and belonging.

Additionally, every home at The Estate has been specifically configured to occupy a corner space, with just four units per floor, so that occupants enjoy a maximised view of either the picturesque Bukit Gasing forest or the colourful city skyline.

Good craftsmanship comes hand-in-hand with a strong commitment to quality, and at The Estate, this is commitment that begins at the construction stage.

Adhering to the highest QCLASSIC construction standards, The Estate applies industry best practices at every phase, with consistent quality monitoring, the use of choice long-lasting and sustainable building materials, and scrupulous attention to finest details - down to the selection of polypropylene piping (PPR) to ensure that every element is durable, arete and eco-conscious.

Now at the 60% stage, construction work on The Estate is on due to be fully completed by next year, bringing to life a vision of a lifestyle haven that is healthy, holistic, wholesome and family-centric. A place where "value" is defined build quality, life-enriching facilities and the curation of spaces that promote a balanced lifestyle.

Good Living means many things to many people, but at BÖN Estates, we believe the common thread that unites our collective aspiration is the desire to live in comfort, convenience and peace of mind in an environment that enriches our living experience with the ones we love.

From that perspective, Good Living has found a home at The Estate.

THE ESTATE

SOUTH BANGSAR



ACTUAL SHOW UNIT WITH ID CONCEPT
TYPE C : 2,519 sf

COME HOME TO GOOD LIVING

Discover the luxury of serene, green and wholesome living with dynamic urban pulse placed right at your doorstep. Experience the spacious comfort of elegantly crafted abodes, meticulously curated down to the finest details to offer you the beauty of form, the convenience of function and the fulfillment of a sense of belonging. Enjoy stunning vistas of the neighbouring forest or the colourful city skyline from the exclusivity of home. Now that's good living!



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59100 Kuala Lumpur.

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Developer: Bon Estates Sdn Bhd (37791-P) • Developer's license No: 9112-4/12-2019/03152 (L) • Validity Period 15/12/2018 - 14/12/2019 • Advertising Permit No: 9112-4/12-2019/03152 (P) • Validity Period 15/12/2018 - 14/12/2019 • Bon Estates Sdn Bhd, 57 Jalan Penaga, Taman Bandarya, 59100, Kuala Lumpur, 03-2202 6566 • Freehold • Land Encumbrances Malaysian Bank Berhad • Total 328 units • Min 4 carparks each unit • The Estate Condominium • Expected Date of Completion Dec 2020 • Size 2346 - 7057 sq ft • Selling Price RM 1,935,450 (Min) - RM 5,822,025 (Max) • Type A - 76 units • Type B - 80 units • Type C - 64 units • Type D - 32 units • Type E - 64 units • Type F - 4 units • Type G - 2 units • Type H - 2 units • Type I - 2 units • Type J - 2 units. Dewan Bandaraya Kuala Lumpur: (18) dlm. BP SI OSC 2015 3059. Bumiputra Discount: 5%.

Disclaimer: All illustrations, pictures and renderings are artists' impressions only, no representation or warranty is made as to the accuracy or completeness of the same. The items are subject to variation, modifications and substitutions as may be recommended by relevant authorities or consultants. Loose furniture and fittings are illustrations only, not part of the contract. * Terms & Conditions Apply.



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P. O. Box 10291, 88803 Kota Kinabalu, Sabah, Malaysia.
Tel: 088-431111 (6 lines) Fax: 088-431320

A photograph of a modern kitchen interior. The ceiling is made of horizontal wooden planks. The walls and cabinetry are a mix of light and dark wood. There are built-in ovens and a microwave. The floor is a light-colored, polished material. The lighting is warm and modern, with pendant lights hanging over the island.

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*Terms & conditions apply



*For First Home Buyer only

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Plaza Shell Sales Gallery: Ground Floor, Plaza Shell, 29, Jalan Tunku Abdul Rahman, 88000 Kota Kinabalu, Sabah, Malaysia.

T 088 - 355 833 F 088 - 355 832

BRANCH OFFICE

Kingfisher Inanam Sales Gallery: Jalan Kitobu Keronggu, 88450 Kota Kinabalu, Sabah

T 088 - 393 435 / 088 - 393 436

DEVELOPER:



Hap Seng Properties Development Sdn Bhd



Hap Seng Kingfisher KK



www.hapsengland.com

Kingfisher Inanam Condominium Phase 2 • Developer's Licence No: (100-24/626/1/9)/02-2020/05441 • Validity Date: 14.09.2016 - 13.09.2020 • Advertising Permit No: [100-24/626/1/9)/02-2020/04466 - Validity Date: 14.09.2016 - 13.09.2020 • Land Tenure: Leasehold (99 years) • Expected Date of Completion: 42 months from SPA Date • Total units: 245 units • Building Plan Authority: Kota Kinabalu City Hall - Building Plan Approval No. BP/453/12.14/5/1619/II - Selling Price: RM441,940 - RM750,690 - 30% Bumiputra Reserved - 5% Discount for Bumiputra. All monies including deposit/booking fees must be paid into Housing development Account: Ambank (M) Berhad 888-101-451318-8



Actual unit interior photo

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Free upgrade for limited time only

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- b) Designer style fitted bathrooms
- c) 12mm timber laminated flooring to all bedrooms
- d) Laminated timber door to all bedrooms



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F&B



convenience



Actual unit interior photo

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2013
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& LIVEABLE
CONCEPT DEVELOPER

Developer License No.: (100-24/689/1/2)05-2020/05539(1) • Validity Date: 09.05.2017 – 08.05.2020 • Advertisement & Sales Permit No.: (100-24/689/1/2)05-2020/04518(1) • Validity Date: 09.05.2017 – 08.05.2020 • Land Tenure (99 years) • Land Encumbrances Nil • Approving Authority Development & Building Plan: Kota Kinabalu City Hall • Approved Building Plan No.: BP/371/10.11/S/633 • Expected Date of Completion: 36 months from the date of SPA • Total Unit: 294 units • Selling Price approved by Ministry of Local Government and Housing (MLGH) Bumiputera Discount: 5% + 30% Reserved for bumiputera • All monies including deposit and/or booking fee must be paid into Housing Development Account • HDA number: Al-Rajhi 19200-1110832520 • Developer's Address: Lot 2-3, Latitude 6 Commercial Centre, Off Jalan Lintas, 88450 Kota Kinabalu Sabah.

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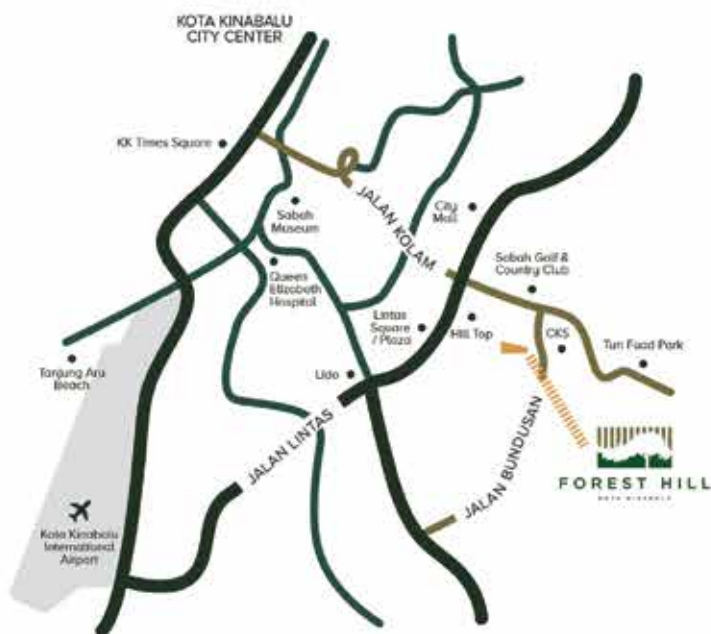
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CONTACT US
E: info@foresthillkk.com

016-833 4638
www.foresthillkk.com

Project Name: Residences Bukit Rimba Phase 1 (Forest Hill Residences) | Developer License No.: (00-24)1265/1/12-2021/05053 | Validity Period: 27/12/2018 – 26/12/2021 | Advertisement and Sale Permit No.: (00-24)1265/1/12-2021/04670 | Validity Period: 27/12/2018 – 26/12/2021 | Land Tenure: Leasehold 99 years | Land Encumbrance: Hong Leong Bank Berhad | Authority Approving Building Plan: Dewan Bandaraya Kota Kinabalu | Building Plan Ref: PLA/1130/DP/094.05H | Expected Date of Completion: 42 months from the date of SPA | Min Price: RM RM472,771.00 | Max Price: RM RM635,617.41 | Built-Up: 839 sf to 1,033 sf | Condominium Units: Block A, 22-storey, consist of 132 units | 30% Bumiputera Quota with 5% discount | All monies including deposit and/or booking fee must be paid into the Housing Development Account No. 3600026504 with Hong Leong Bank Berhad (97111X) | Disclaimer: All illustrations and images are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities. For avoidance of doubt as the actual information, specifications, or plans, please always refer to the Sale and Purchase Agreement entered into between the developer and the purchaser.

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OF THE CROWN



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Approved Development Plan by Majlis Daerah Penampang Ref: MDPPG: (D) 200-013/37 Jld. 4/7 Dated 05 January 2017
Approved Building Plan by Majlis Daerah Penampang Ref: MDPPG: (B)200-015/6/81 Dated 19 August 2015
Approved Development Plan by Central Board Ref: JPBW/21/04/316/7/1 Dated 08 May 2015
Developers Licence No: (100-24/1225/5/1/11-2019/05453)

Advertisement & Permit No: (100-24/1225/5/1/11-2019/04471)
Project Account No: Malaysian Banking Berhad 5101 4366 8852
Expected Date of Completion: 42 months upon signing S&P agreement

Tenure of Land: 99 years
30% RESERVED FOR BUMIPUTERA
5% DISCOUNT FOR BUMIPUTERA LOT



FOR MORE INFORMATION, CONTACT ☎ **088 - 721 777, 710 839** (SALES GALLERY) | WWW.TRICONICTOWER.COM



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Approved Development Plan by Jabatan Pusat Perancang Bandar & Wilayah Ref: JPBW/21/04/3061/681 Dated 5 March 2014
Approved Building Plan by Majlis Daerah Penampang Ref: MDPPG: (D)200-013/10/139 Dated 25 April 2014
Expected Date of Completion: 36 months upon signing S&P agreement
Tenure of Land: 99 years

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Parklane is one of Sabah's most sought after suburb, nestled into an exquisite landscape of urban and natural settings. It is a short distance from a neighbourhood of educational and industrial institutions, government administration centres and shopping malls, giving you easy access to everything you need. The surrounding rustic terrain is home to spectacular flora and fauna and offers several nature trails. Life has never been so complete.

Parklane's natural beauty is reflected in her thoughtfully designed residences. Her tranquil charm offers an incomparable way of life for every discerning dweller. Live in contentment at Parklane today.

Lifestyle • Innovation • Value • Environment

Features



Thematic park



Jogging track



Bicycle trail



2 carovers



4 bedroom



6 bathroom

Disclaimer

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Developer
RAMINDAH SDN. BHD.
(226381-T)

Developer License: 36 months from SPA | Prices RM (enq) to RM (inv) | Advertising Permit No: (inv) | Tenure Leasehold: 99 years | 30% reserved for Bumiputera with 5% discount | Expected Date of Completion: All plans & specifications are subject to change as decided & approved by relevant authorities | All monies including deposit/bidding fees must be paid into Housing Project Account No:

LOCATION MAP



Kota Kinabalu Office:
Lot No.61, Ground Floor, Block F,
Ruang Singgah Mata 3, Asia City,
88300 Kota Kinabalu, Sabah, Malaysia.

Kolombong Office:
Lot 2, Jalan Kolombong, Off Mile 5 1/2,
Jalan Tuaran, 88450 Kota Kinabalu.

Call us or visit our Sales Office:

088 252 177
(Kota Kinabalu Office)

Sales Advisor

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我们建设 Sejati Walk 的最终目的是希望为购物者打造一个舒适便捷、集娱乐与休闲于一身的购物商城。与此同时，还可以让购物者深入感受山打根当地的文化和风情。我们深信这座充满独有文化元素的购物商城将为当地居民带来不一样的体验，重新诠释购物文化和消费方式。

Sejati Walk 是一个为社区营造良好购物环境的中型购物商城，楼层总面积宽达173,965平方英尺。主要由7栋两层楼高的建筑物组成，分别是A栋至G栋，内设343家商品店。



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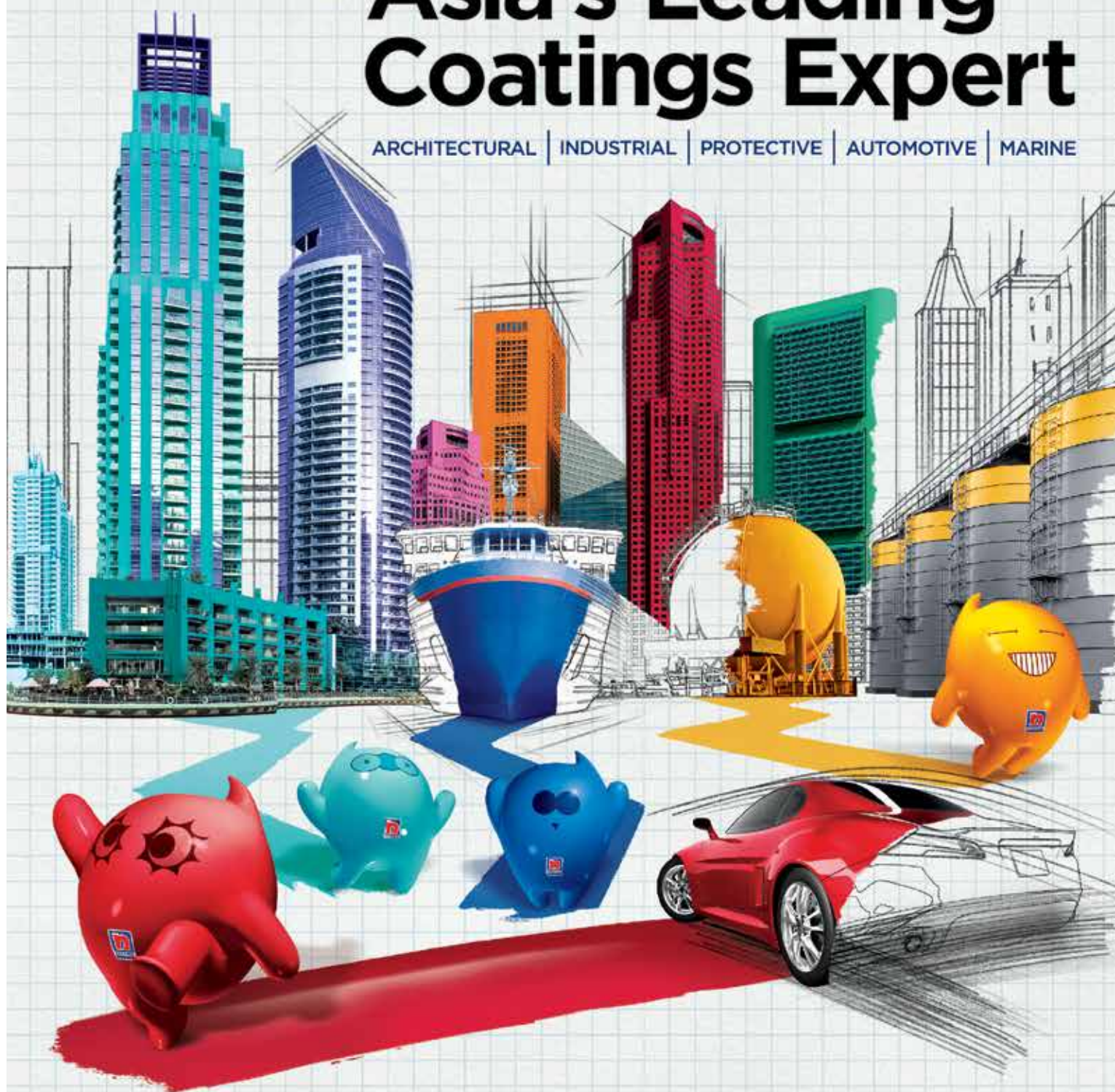
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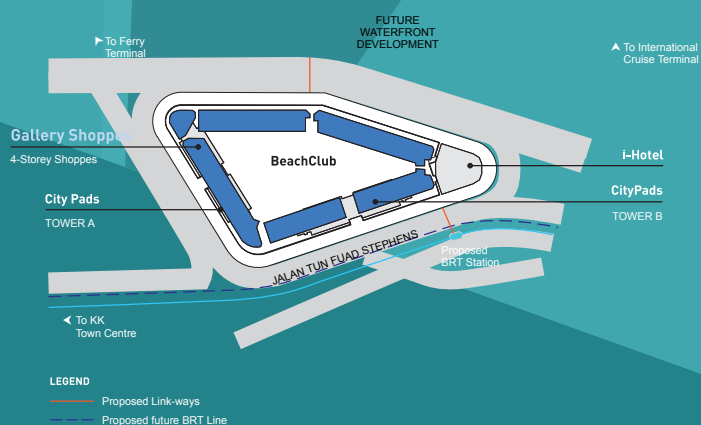
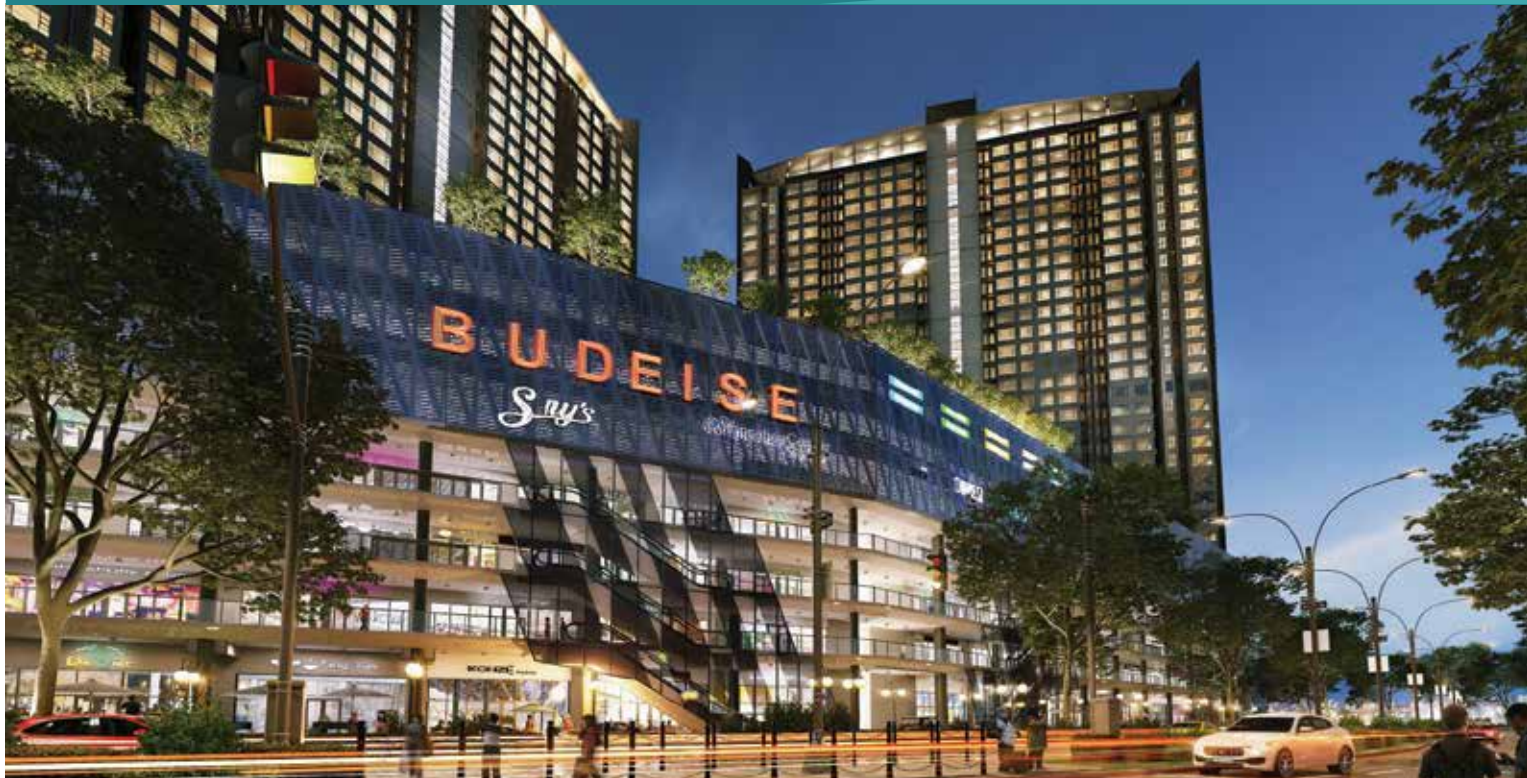
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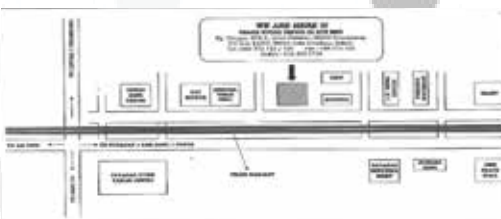
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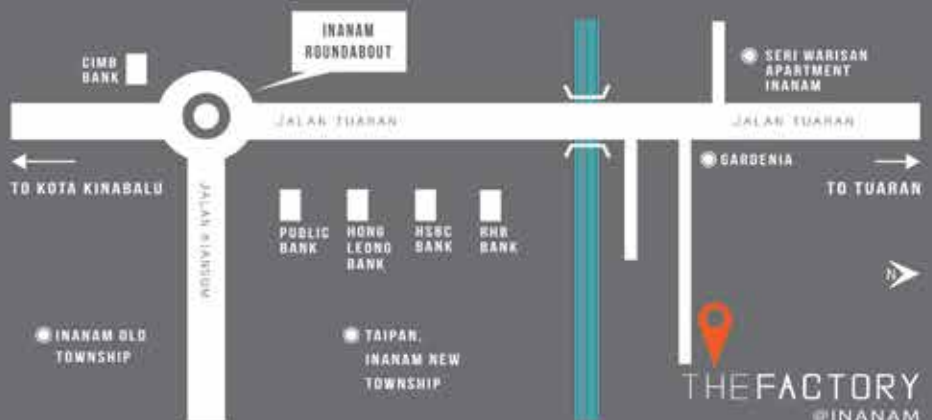
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