



INSTITUTE OF LANDSCAPE ARCHITECTS MALAYSIA

MLAA

MALAYSIA LANDSCAPE ARCHITECTURE AWARDS 2014



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Swan Lake at Eco Majestic, crafted by EcoWorld

USHERING IN A NEW LANDSCAPE REVOLUTION

Celebrating over 30 years of excellence in landscape architecture, the Institute of Landscape Architects Malaysia (ILAM) looks forward to a greener Malaysia.

By YVONNE YOONG

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CONSIDERED the father of American landscape architecture, Frederick Law Olmsted (1822 – 1903) helped design an impressive variety of US public parks, with his first project being the celebrated Central Park in New York City, which continues to shape the course of landscape architecture and benefits society even to this very day.

Continuing to resonate with relevance, these urban parks form a rich legacy from the past, lingering as important threads in the rich tapestry of history and serving as important reminders on the need for properly planned landscape architecture wherever communities are present.

No further is this truth more applicable than when it relates to the tangible role played by landscape architects in their increasingly important responsibility of orchestrating landscape designs that amalgamate form and function into the setting. This is especially true when viewed in the context of today's urbanised society encompassing residential and commercial developments, parks, cultural precincts, townships plus pockets of spaces in the city.

Landscape architecture acts as the common denominator complementing and adding value to modern day developments that encompass urban activities which enable communities and the workforce to live, work, play and enjoy life to the fullest.

In fact, when executed well, landscape architecture forms the icing and crowning glory that complete the aesthetic layer, adding to the vibrancy of township developments which could in turn, lead to a healthy capital appreciation.

Going beyond mere aesthetics, landscape architects combine the knowledge of natural sciences with creative and strategic planning that is rooted in how the environment works and what makes each place unique.

They use their expertise to cleverly plan landscape designs which address modern day concerns such as climate change, resulting in erratic weather, pollution and water concerns besides public safety and health issues facing urban areas and new developments.

Understanding the significance of its role, the Institute of Landscape Architects Malaysia (ILAM) with its over 1,300 members is a formidable association dedicated to the growth

and excellence of landscape architecture in the nation.

"Nature has been left out in the scheme of things but with proper planning, landscape architects can restore and make the environment better. Putrajaya was previously a plantation ground but our landscape architects have transformed it into a garden city with parks and a wetland environment complete with a rich biodiversity that serves as the bio-filtration system to provide clean water for the lake," says ILAM president associate professor LAr Dr Osman Mohd Tahir.

"In fact, it's not impossible, that given the right landscape architecture planning, the city, national park and also the entire local and regional landscape master plans can contribute to nation building," he adds, drawing references to the past of what landscape architecture was perceived to be, its present role as well as the new aims for the future of the profession.

He notes that increasingly, residents, architects, developers, urban planners and society at large are realising the importance of the role played by landscape architects in today's urbanised setting by getting them involved right at the early planning stage of a development. This is especially prevalent in the context of landscape architecture combating the effects of over-development set against the backdrop of the city's countless mushrooming of skyscrapers and other construction projects.

Landscaping the nation

ILAM, which was established in 1981, has seen the landscape architecture profession progress throughout the decades from its earlier perception associated with the planting of trees and plants to how landscape design is now being viewed in a respectable sense.

"Our landscape architects have been engaged in mega projects such as Putrajaya, KLIA and KLCC right at the early stage. Landscape design can create conducive places for communities, especially in urban areas.

"These are functional green spaces that can boost productivity while reducing tension and stress. It has also been proven that landscape architecture can increase the value of properties by creating a quality living environment that contributes to the economy," he explains.

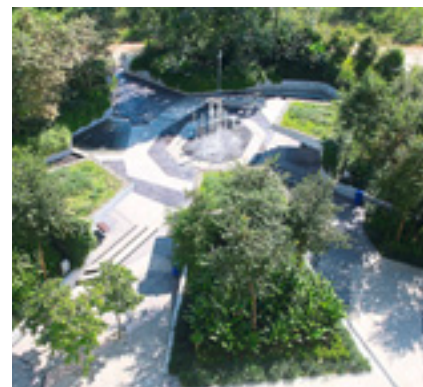
According to him, landscape architecture encompasses human and social values



1 Living within the natural parkland settings with cleverly designed waterways at Beethoven's Symphony Hills in Cyberjaya is a daily way of life.



2 ILAM president associate professor LAr Dr Osman says that with proper planning, landscape architects can restore nature and make the environment better.



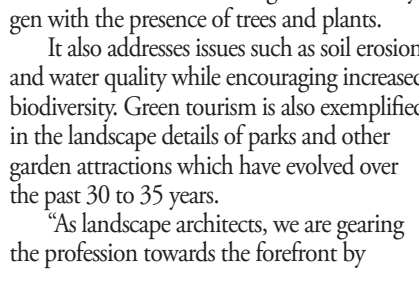
3 Landscape has the power to unite people, acting as powerful social meeting places as seen at The Arc in Bandar Rimbayu.



4 Green areas soften the urban spaces and lend breathing space to the end users at Point 92, now known as Menara Obyu in Damansara Perdana.



5 Landscape design takes centre stage at the Ativo commercial development in Damansara Avenue.



6 Serene Parkland at Senibong Cove in Johor Baru is a green masterpiece.



7 Art sculptures have become a new feature in landscape design at the Pearl Regency development in Penang.

8 Water features grace the living spaces at The Airie in Sri Damansara.

through the creation of a healthy and quality lifestyle by addressing climate issues such as heat reduction and increasing the level of oxygen with the presence of trees and plants.

It also addresses issues such as soil erosion and water quality while encouraging increased biodiversity. Green tourism is also exemplified in the landscape details of parks and other garden attractions which have evolved over the past 30 to 35 years.

"As landscape architects, we are gearing the profession towards the forefront by



ILAM COUNCIL MEMBER 2014/2016



upgrading the quality of life in ensuring that the environment we are in is integrated with the lifestyle factor to reflect the high income society that we are talking about. In Malaysia, we have the vision to be the most beautiful garden nation by 2020.

"The importance of landscape architecture was outlined in the 1980s when former Prime Minister Tun Dr Mahathir Mohamad advocated the *Landscape The Nation* concept for Malaysia," he recalls.

The need for green lungs in the middle of the concrete jungle to enhance townships while creating new pathways and destinations through the strategic use of landscape design cannot be denied. Besides improving on the viability of the space which will in turn enhance competitiveness, well-planned landscape design can also attract more investments into the city.

Respect for the culture of the place also retains a sense of heritage which is crucial in determining the vision for the future.

One of the key roles of landscape design lies with its influence in improving the quality of life and social interaction, leading to happier and healthier communities.

Haven for biodiversity

Rapid changes to the urban fabric in modern cities as seen in the rise of new townships taking place all across the Klang Valley, Penang, Johor Baru and other states nationwide point to the importance of maintaining the delicate balance of the natural biodiversity in these sites.

The challenge for landscape architects is to ensure that the rich biodiversity of these areas are either preserved or restored following the rise of new developments. They also need to raise the benchmark standard of landscape designs to be fully functional yet aesthetic.

Properly planned landscape designs complemented by shady trees and plants

have the ability to attract natural wildlife into the setting. Urban biodiversity conservation alone testifies to the power of attraction that plants have in their ability to attract countless birds, butterflies and bees into properly planned landscape settings.

All these components work together to form part of the complex urban ecosystems which can elevate the artistic appeal of the biodiversity and ecological settings made possible through the clever use of landscape architecture.

The KLCC Park, for instance, is an urban sanctuary which has a rich biodiversity of indigenous plants, flora and fauna.

Stressing the importance of landscape architects taking on the responsibility of facilitating the recovery and rehabilitation of the urban landscape, he says re-establishing the return of native plants to the site will ultimately bring the city's ecosystems back to their original healthy levels.

Landscape Architects Act

People are now looking at the landscape architecture field in a more specific manner because they are not only using spaces within the building, but also the areas outside so they like to see the interaction between these two components.

"It's time for the awareness and involvement of landscape architects to be increased in terms of responsibility to the nation and the public. We have been working closely not only with our members as consultants, but also the government in terms of addressing policy as we are trying to develop more guidelines.

"We look forward to the Landscape Architects Act to be implemented as soon as possible so as to govern the profession to ensure that public health and safety can be addressed effectively," says LAr Dr Osman.

The Landscape Architects Act will regulate the profession with other industry players to ensure that the planning, design, management, maintenance and other scope of landscape architecture will be legislated carefully.

Once implemented, all its members will be governed by the Act which will ensure that the submission of the landscape architects' plans should be done by a professional landscape architect.

This is to ensure that the landscape design undertaken in the future is in accordance with the required standard and quality.

"We have drafted the Act which is in its final stage with the Ministry.

"We hope this Act can be gazetted in Parliament this year so that only qualified landscape architects will be registered and can therefore submit their landscape plans," he says in hopeful anticipation. ♀

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In favour of landscape architecture

LENDING Mother Nature a nurturing hand is all part of a day's work in the life of any dedicated landscape architect rooted in the desire to make nature's presence felt in the landscape and urban design areas spilling over to the streetscapes.

Indeed, there is so much more to landscape design than meets the eye.

Besides the aesthetic appeal that forms a fundamental component of landscape design, there are other elements that work to complement the overall concerns of form and function coming together to benefit the surroundings in tangible ways.

These include the environment, cultural context, social and safety role of creatively planned urbanscapes coming into play and the contribution of aesthetic appeal that serve to complement the overall design scheme.

Here's what a selected group of landscape architects from three different generations have to say about the importance of some of the fundamental components of culture, urban design, economy, preservation of nature, social and community planning which continue to contribute to the significance of this specialised industry.

➔ Preservation of nature

"Landscape architects should always refer to Mother Nature in every aspect of the planning and design process. We have to respect nature because without her, it will lead to an imbalance of the environment and the eco-system."

– **Morphosis Design Sdn Bhd managing director and principal landscape architect LAr Mohd Fadrihah bin Mohd Taib.**

➔ Community planning

"Community planning in landscape design is an essential component and heart of the development integrating community activities and it also acts as an oasis for the community to meet."

– **Pentago Landscape Sdn Bhd director LAr Murzuki Hj Awang.**

➔ Economy

"The landscape component in residential and commercial properties can entice people to own and invest in the property as people want to enjoy the environment. Hence, this increases the value of the property as well as that of its surrounding areas."

– **RDEA Design Sdn Bhd principal LAr Ruslan Mohd Noor.**

➔ Culture

"Landscape design is not just about beautification, it also relates to culture as culture is an asset of development and a design idea as well as a (vehicle) to bring back the history, uniqueness and identity of the place."

– **Landart Design Sdn Bhd managing director LAr Phua Chin Eng.**

➔ Urban design

"Urban design which mainly deals with the design management of the public space, streets, plazas, parks, public infrastructure, etc. acts to soften the hard architecture and urban surface to create more breathing spaces in-between the tight urban spaces."

– **Verona Design Sdn Bhd director LAr Juita Wan Hashim.**

➔ Social

"Landscape architects should have some degree of social responsibility. Therefore, when they design public spaces, they should cater to community living within and outside the development."

– **Escape Landscape Consultants Sdn Bhd director LAr Alvin Choo.**



ILAM members (from left) Morphosis Design managing director LAr Fadrihah, Pentago landscape director LAr Murzuki, ILAM president LAr Dr Osman, RDEA Design principal LAr Ruslan, Landart Design managing director LAr Phua and Verona Design director LAr Juita share their thoughts on the importance of landscape architecture.

– Photo by IBRAHIM MOHTAR.

An Award Winning Sanctuary

Inspired by Timeless Elegance

Elegant yet lush landscaping enhance the timeless beauty of this 1,089-acre township. The Eco Majestic landscape was designed to encourage a more wholesome way of life, with a tapestry of parks, gardens and communal green spaces, dotted with creeks and lakes, that provide beautiful recreational spaces for young and old.

INSTITUTE OF LANDSCAPE ARCHITECTS MALAYSIA



HONOUR
AWARD

Property Developer Award
DEVELOPER CATEGORY

Actual photo taken in Eco Majestic



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THE ALLURE OF ECO MAJESTIC

Celebrating the nostalgic Straits Era in classic style, this serene township development is complemented by an award-winning botanical oasis known as Swan Lake @ Eco Majestic.



By YVONNE YOONG

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SET in a class of its own, Eco Majestic offers a fascinating display of landscape architecture that pays tribute to the bygone Straits Era. The flagship township development of Eco World Development Group Bhd (EcoWorld) in the Klang Valley, Eco Majestic spans 1,089 acres (440ha) and marries exquisite design creations with the spirit of conservation to create an extraordinary timelessness.

Located on prime freehold land in the southern part of Greater KL, the total gross development value (GDV) of the township development, which is estimated to be completed in 10 years' time, exceeds RM11bil.

"Eco Majestic is our flagship development in the Klang Valley so it is vital that it makes a significant impact on the market and industry.

"We believe that by establishing a strong brand identity through innovative design and excellent product quality, we have succeeded in differentiating ourselves from other property developers," shares EcoWorld president and chief executive officer (CEO) Datuk Chang Khim Wah.

Apart from landed residences, a high-rise condominium and commercial precinct make up the other components of this township that is well connected via several highways such as the Cheras - Kajang Highway, Sistem Lingkaran-Lebuhraya Kajang Highway (SILK), Kajang - Seremban Highway (Lekas) and the North South Highway (PLUS). The developer is also investing in a dedicated Lekas - Eco Majestic interchange, expected to be ready in 2016, that will further boost connectivity and accessibility to the township.

Winning the Malaysia Landscape Architects Award (MLAA) 2014 for its Swan Lake @ Eco Majestic project is an endorsement of the group's commitment to excellence with its DNA firmly entrenched in innovative yet sensitive

1 The Eco Majestic show village is reminiscent of the nostalgia of the Straits Era.

2 The Union Pavilion where the community can gather is a sight to behold.

3 Residents can have peace of mind as every precinct in Eco Majestic is fully gated and guarded.

4 The township has been planned with many landscape features not just limited to the park but also the roundabout as well.

5 The architecture of Eco Majestic reflects a nostalgia for the Straits Era.

6 Eco Majestic homes are placed close to recreational and leisure facilities to ease interaction and encourage communication.

7 EcoWorld president and CEO Datuk Chang.

landscape designs, shares Chang.

"Our landscape designs are inspired by an overall design theme that unites every aspect of each development. We invest substantially in our landscapes because we believe it helps to elevate the quality of life. Our objective is to create a complete, immersive and unique experience within the development and attaining the perfect landscape design is instrumental to achieving this. And, while we are enhancing our residents' quality of life, we are also simultaneously creating a living environment that encourages biodiversity," he elaborates.

"Based on our previous experiences of producing products of a similar nature, we were confident about our submission. We are proud to say that in our quest to create new experiences in terms of landscape features in Eco Majestic, Swan Lake @ Eco Majestic has set a new benchmark standard for landscape design," he says, attributing a large portion of its success to hard work and attention to detail in order to maintain the consistency of the design quality and that of the final products.

Emphasising four key pillars

Four main pillars govern the development concept and masterplan for Eco Majestic – which are Architecture, Landscape/Environment, Security and Community.

"The architecture of Eco Majestic reflects nostalgia for the Straits Era. Each home will be characterised by the harmony of light, air and space expressed in the language of tropical design that will include louvred windows, lanais and verandas, creating expansive areas that are versatile and functional, formal yet private.

"Generous windows and doors will be strategically placed to create a sense of closeness to nature while blocking out the heat and glare," Chang explains.

Elaborating on the sublime landscapes that coalesce to create an unforgettable series of lifescapes at Eco Majestic, he shares that the parks and gardens will form a green belt of communal spaces where neighbours can congregate.

"Lush green spaces dotted with lakes and ponds set the perfect scene for a languid weekend picnic or a boisterous garden party. Likewise, gazebos and pavilions that punctuate

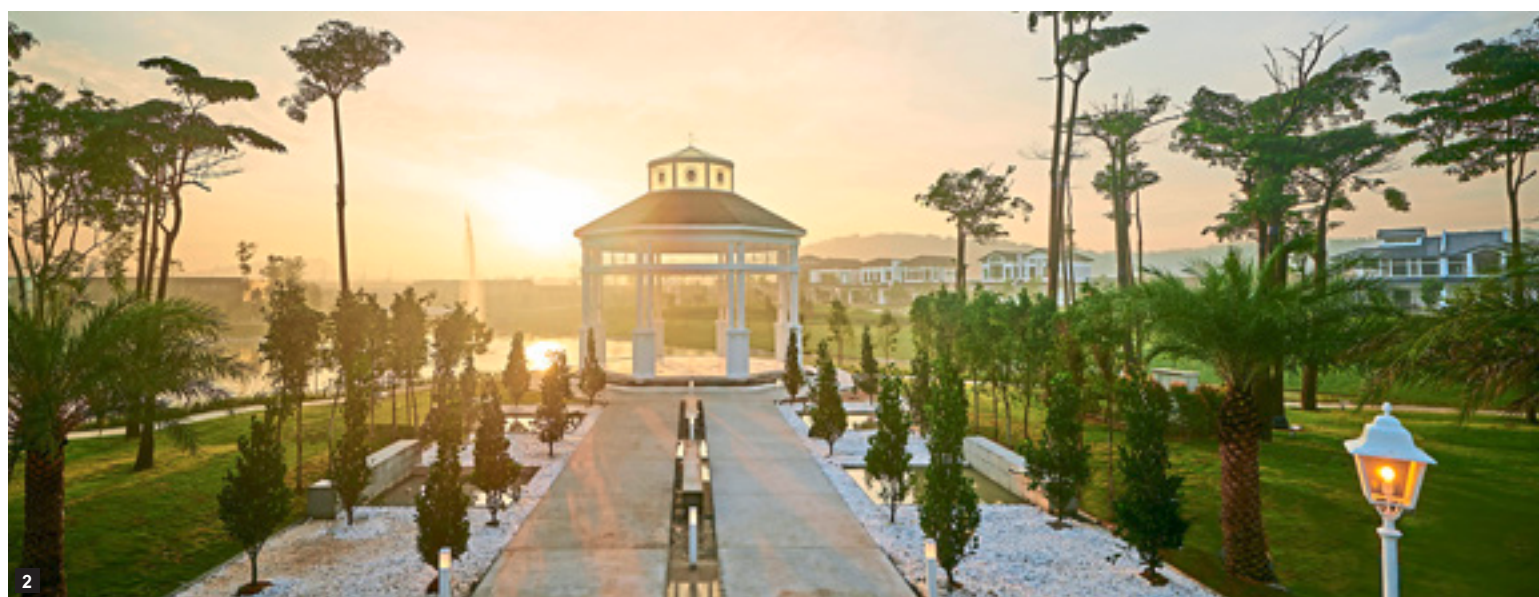
the poetry of the beautiful landscape are ideal for immersing oneself in nature.

Touching on the security aspect of the development, Chang says that one can leave their cares behind upon reaching the gated and guarded (G&G) precinct patrolled round-the-clock by trained security guards.

"The single entry-exit point is equipped with a guard house, double boom gate and back-up generator so the security apparatus is always in service for total peace of mind. Most importantly, the precincts are designed to promote a sense of neighbourliness, encouraging residents to look out for each other."

Community will be the fourth pillar which will lay the groundwork for a green and diverse safe haven where the freedom to live life to the fullest will establish the order of the day. Residents will be able to enjoy recreational and leisure facilities at the sports centre equipped with a swimming pool, gymnasium and tennis courts while the nearby commercial centre has shopping and dining options.

All these elements combined form the winning attributes of Swan Lake @ Eco Majestic.





Swan Lake @ Eco Majestic wins the honour award at MLAA 2014

A BEVY of beauties comprising various shapes and sizes make up the famous permanent residents, taking pride of place on the pristine grounds of Swan Lake @ Eco Majestic.

Going by exotic names such as *Alstonia Angustiloba* (Pulai), *Artocarpus Elasticus* (Terap Nasi), *Bridelia Ovata* (Kendan) and *Euodia Ridleyi* (Tengek Burung), they represent what EcoWorld CEO Datuk Chang attributes as "the most important plants in Swan Lake @ Eco Majestic that make up the original healthy, mature trees that were already flourishing on site".

"Using Big John tree transplanters, we have successfully transplanted hundreds of these trees during earthworks to selected areas, mainly located along the site boundary to provide a green backdrop to mitigate the rawness of the earthworks as well as to reduce the local heat island effect. A sizeable selection of trees was transplanted to Swan Lake @ Eco Majestic to make up Heart Woods, a 'tree sanctuary' symbolising EcoWorld's commitment to conservation," he shares.

It's obvious that the group takes its landscape architecture, design features and greenery seriously as 16% of the entire grounds, which is equivalent to 174.24 acres (70.5 ha) of Eco Majestic, has been dedicated to greenery.

A dedicated green path in the middle of the township navigates its way around the perimeter of each precinct for residents to enjoy a stroll, jog or cycle, complemented by beautiful back lane gardens at the terrace houses.

Two man-made lakes at the entrance add further allure to Eco Majestic, even as rainwater harvesting features in the cluster residences and semi-detached units emphasise its commitment to being eco-friendly.

"We won ILAM's honour award under the Developer's category for our entry, Swan Lake @ Eco Majestic. This is a landscaped public park built on 5.4 acres (2.18ha) of land

which includes a man-made lake situated in the northern part of Eco Majestic," he says.

"The softscape design and planning focus on fulfilling the food and habitat needs of the indigenous wildlife, including birds and insects, butterflies, dragonflies and bees. Through a selection of the correct species of fruit-bearing trees, we are able to attract a wide variety of birds, while flowering plants form a magnet for birds and butterflies. Ultimately, our aim is to create an exceptional landscape brand through the creation of a unique environment that will capture the attention of prospective homeowners."

The various water bodies, including the lake at Swan Lake @ Eco Majestic and Sungai Rinching, complemented by smaller creeks have been transformed into viable aquatic habitats.

Interestingly, the ecosystem is gradually being restored with the emergence of natural wildlife and fish coupled with the growing presence of dragonflies, indicating that the water quality of the lake is good.

"One of our highest priorities is conserving the natural environment and indigenous biodiversity. This is in line with our sustainability agenda which focuses on the long-term viability and relevance of our developments. Swan Lake @ Eco Majestic, one of the first parts of Eco Majestic to be completed, is already the main attraction for visitors," he says.

Adopting "botanical oasis" as the overall concept, the landscape designers headed by landscape consultant firm Praxcis Design Sdn Bhd, worked to complement the grandeur of the intricately detailed hardscapes with a balance of colourful softscapes. The landscape design also took into consideration the need to provide ample and varied recreational spaces and amenities, including walkways, garden seatings, pergolas, pavilions, water features and landscape lighting to cater to the needs of the residents at Eco Majestic and that of the surrounding

communities.

"We also endeavoured to set a new benchmark for landscape design through research and consultations with our professional colleagues, including botanists, arborists, landscape architects, landscape specialists and tree transplanters to enhance the value of Eco Majestic by achieving sustainable landscape designs.

"By conserving or restoring the natural elements that are indigenous to the site, we believe that we can recreate the original ecosystem. The presence of natural wildlife, including bird species commonly visiting Swan Lake @ Eco Majestic, indicates that the ecosystem is being rehabilitated naturally. We have great hopes that the biodiversity will be restored over time. To this end, we audited the existing trees on site and replanted the valuable and healthy ones at Swan Lake @ Eco Majestic."

He says that EcoWorld's aim is to always set a high standard for its township developments.

"Landscape design is one of the essential components in each of our masterplans. We believe that landscape design is among the signature features of our development and is one of the key reasons why our customers choose us. The landscape design is taken into consideration from the onset, that is, during the early stage of the planning development in order to maximise the advantages and minimise any potential disadvantages of the site. Environmental and landscaping issues were addressed during the early stages of construction to mitigate future problems, thus saving time and cost," he shares.

Ultimately, he asserts that the group is "committed to being different" by not hesitating to invest substantially in the landscape design as it "helps to elevate the quality of life".

After all, the flawless execution of the landscape design right to the last detail results in a masterpiece that will continue to draw hordes of admirers to partake of its beauty – be it the residents or wildlife guests. ♀

Quick facts

1 Eco Majestic is a wholesome synthesis of form and functionality, environmentalism and luxury capturing the easy contentment of home and a balanced lifestyle surrounded by rolling hills with gentle creeks meandering through the site to provide a sense of peace and serenity.

2 The Eco Majestic Show Village spans 30.3 acres (12.26ha) and is the crown jewel of the RM11.14 bil development situated in the Semenyih locale. The show village consists of the EcoWorld Gallery, Swan Lake @ Eco Majestic and a collection of 10 different show houses luxuriously spread across 1.19 acres (0.48ha).

3 The EcoWorld Gallery is an impressive 30,000sq ft "Straits Era" – inspired sales gallery and office space. Its voluminous ceiling height of eight metres (26.24ft) creates an immediate feeling of grandeur with function rooms, a lounge area, a coffee corner and a special theatre room. Green features include rainwater harvesting system, LED (light-emitting diode) lighting and a design that maximises natural sunlight.

4 Eco Majestic's first launch in May 2014 was the Cradleton Precinct which comprised terraced houses. Since then, bungalow lots, cluster homes and semi-detached units have been introduced to the market.

5 In December 2014, the Merrydale Precinct was launched comprising 586 terraced homes with built-ups from 2,173sq ft priced from RM718,000.

6 Eco Majestic's masterplan includes a commercial hub that will make it the centre of business and economic activity for the Kajang, Bangi and Semenyih vicinity.

7 A sports centre is being planned for the township that will offer facilities, including a swimming pool, football field with grandstand, indoor futsal court, badminton, basketball and squash courts as well as a sports hall and function rooms which will include a dance studio and a tennis room.

8 Over 100 acres (40ha) have been set aside in Eco Majestic as green zones and recreational areas in line with EcoWorld's ongoing commitment to environmental conservation. Hundreds of trees have been transplanted in the township so far with each tree tagged and registered with individual GPS coordinates before and after transplanting to keep track of their growth.

>> EcoWorld is led by some of the most well-known and respected players in the property industry. In less than two years, the group has amassed approximately 4,946 acres (2,001ha) of landbank with a total gross development value (GDV) of RM55.03bil. Currently, EcoWorld has a presence in the Klang Valley, Iskandar Malaysia and Penang with 14 projects in total comprising a product range that includes affordable, upgrader and luxury homes, integrated high-rise developments and green business parks. Through its associates, the EcoWorld brand has also extended to the United Kingdom and Australia with several exciting developments in London and Sydney lined up for launch in 2015.

BREATHING LIFE INTO ORDINARY SPACES

Having a balanced and wholesome lifestyle amidst Mother Nature's embrace and cleverly designed outdoor architecture is what IJM Land Bhd has set out to achieve.

By **MANGALESRI CHANDRASEKARAN**
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IJM Land Bhd's premier iconic township development, Bandar Rimbayu, is a fine example of balanced living within a green neighbourhood. Sprawled across 760ha, this township grants harmonious living within a placid setting, complemented by water features and natural greenery.

Being Malaysia's largest green development with a spectacular landscape, Bandar Rimbayu won the Malaysia Landscape Architecture Awards (MLAA) 2014 for excellence in Landscape Design – the most prestigious award under the professional category given by the Institute of Landscape Architects Malaysia (ILAM).

"On par with IJM Land's eco-friendly ethos, more emphasis was given on the natural resources with the implementation of green features such as energy efficiency, rainwater harvesting and adaptation of recycling, providing a healthier environment for the residents," says Bandar Rimbayu Sdn Bhd chief operating officer Shuy Eng Leong. He adds that the elegant landscape further complements the township, bringing IJM Land's green vision to life.

Adding to the uniqueness is The ARC, a facilities podium blessed with abundant space, designed to host communal and recreational happenings, and even carnivals. Being the centre of gravity for all the developments under Bandar Rimbayu, The ARC boasts a green canopy with a 360 degree panoramic view of the fully integrated township.

Included in the awe-inspiring landscape are a myriad of facilities consisting of a tranquil creek with a timber deck overlooking the breathtaking spice and flower garden; wondrous creepers dangling from the green canopy giving the illusion of a hanging garden; open terraces further enhanced by water features; wooden pedestrian bridge with seatings to cherish the serene environment; a vast football field coupled with an upscale playground and green wall system.

Besides being the perfect place to be at during the day time, The ARC is also quite impressive at night as the place is surrounded by ample lights, providing an alluring atmosphere which will create a lasting impression on the visitors.

"Not only is The ARC unique on its own, it's a pioneer design in Malaysia," says Pentago Landscape Sdn Bhd associate director Alan Dingal, when speaking of its distinguished feature being the only kind in our country.

Situated merely minutes away from the Shah Alam City Centre, the landscape of Bandar Rimbayu, without a doubt, will awaken all our senses, giving a relaxed-cum-stress-free environment for the residents. The overall features of the landscape and The ARC are taken into proper consideration to provide a holistic environment, he further states.

Garis Architects director Tang Hsiao Seak says that the reason for Bandar Rimbayu's success is primarily due to the uniqueness that this township offers, in terms of the designs and technologies it incorporates. The landscape is carefully designed to maximise the potential as well as offer special advantages, and would be extended later on for added conveniences, he adds. Being the heart of Bandar Rimbayu, The ARC will connect the commercial and residential belts in the future.

Bandar Rimbayu's captivating award-winning landscape, specifically The ARC, incorporated the concept of "Embracing life within nature" and will always remain as the icon of IJM Land for its exceptional architecture and landscape designs for the green township. As a pioneer in the property industry, the developer strives to provide a positive impact in all its developments, providing spectacular landscapes that give a lasting impression.



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Bringing a green vision to life

Bandar Rimbayu, the holistic green township, is co-joined with the mature vicinity of Kota Kemuning, providing excellent connectivity and amenities right at the doorstep. Abundant space are allocated for greenery alone as IJM Land's main motive is to provide quality homes close to nature.

Main emphasis is given to the going green initiatives and Crime Prevention Through Environmental Design (CPTED) which are incorporated into Bandar Rimbayu. Most homes are pre-installed with a solar panel heater system, rainwater harvesting system and skylights to reduce the consumption of water and electricity, so as to create awareness for the future generation to appreciate nature.

This eco-friendly neighbourhood by IJM Land will be developed as a fully integrated township in the upcoming years, with outstanding connectivity, coupled with schools, hospitals, mall and retails within.

Bandar Rimbayu will be connected to five major highways in the next five years, linking to the Shah Alam Expressway (KESAS), Shah Alam - Kota Kemuning Expressway (LKSA), South Klang Valley Expressway (SKVE), proposed West Coast Expressway (WCE) as well as the North - South Expressway Central Link (Elite) which connects to Federal Highway and the New Klang Valley Expressway (NKVE).

Located in the high-end vicinity of Shah Alam, Bandar Rimbayu is expected to be the next most anticipated development due to the exceptional reputation of IJM Land, as well as the well-organised masterplan that this comprehensive township offers. ♀



3



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6

1 Secured timber bridge over the creek leading to the viewing tower.

2 The enchanted view of the spice and flower garden as well as The ARC.

3 The welcoming entrance of The ARC @ Bandar Rimbayu.

4 Spectacular setting as seen from the green canopy.

5 Serene night view of the pedestrian bridge leading to the spice and flower garden.

6 (From left) Dingal, Shuy and Tang, posing in front of The ARC, the icon of Bandar Rimbayu.




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IJM LAND
An  Company

A WHOLE NEW WORLD OF NATURE AWAITS

Gamuda Land seamlessly blends organic elements with Nature's gifts to establish a sustainable green township.



- 2 The serene and tranquil atmosphere at Celadon Park.
- 2 Celadon Park is an ideal sanctuary that enhances family bonding.
- 3 A man-made wetland that reflects the ecological diversity at Celadon City.
- 4 Celadon Park is a multi-purpose park featuring an outdoor gymnasium, sheltered areas and more.
- 5 Gamuda Land managing director Chow.
- 6 Gamuda Land landscape architect Khariza.
- 7 Spectacular night view overlooking the water features in Celadon Park.

Monumental developer

Since 1995, Gamuda Land emerged as one of the leading property developers in Malaysia. The group aims to build a strong reputation in the industry with a portfolio of developments across the country.

Aspiring to provide a holistic lifestyle within a sustainable development in the nation, Gamuda Land strives to provide only the best architectures and facilities. Hence, one can witness the infrastructure and extensive amenities implemented in each establishment. This, in turn, creates highly valuable developments in a harmonious neighbourhood.

After years of experience in Malaysia, the group decided to spread its wings all the way to the largest city of Vietnam, Ho Chi Minh, in 2008.

Gamuda Land chose to venture to Vietnam as it saw opportunity in the growing demand for quality homes due to urbanisation, population growth as well as increasing income levels.

"We want to use our expertise in building quality homes and also quality communities that encourage healthy wholesome lifestyle in Vietnam," says Gamuda Land managing director Chow Chee Wah.

Celadon City was once a piece of animal grazing land, but today, it is a significant place where one can find a balance between the rapid growth of the city and the preservation of greenery for the city's residents.

This development differs from other projects developed by Gamuda Land as it is the first master-planned strata development with a central park feature. 9



By **NURUL ASMUI MD AZMI**
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ENTERING into the organised chaos of Vietnam's Ho Chi Minh City, one would be hard-pressed to find a sliver of a serene sanctuary. However, be prepared to be blown away by the naturally lush wonder known as Celadon Park, located in Celadon City.

Here, the sun seems to shine a little brighter, and the wind whispers promises of a more holistic lifestyle amidst the greenery.

Labelled as the biggest private park in Ho Chi Minh, Celadon Park blossoms within the Celadon City establishment as an extensive space for residents to relax and gravitate towards a healthier lifestyle.

The thought of venturing to a foreign country to expand might sound intimidating, but Gamuda Land Bhd has proven that, with courage and determination, it is feasible. The group managed to make its first development in Vietnam a success.

Indeed, Celadon City is a beautifully designed landscape setting that is captivating to the eyes.

"Transforming a livestock grazing land into a sustainable township is quite complex, especially when in an unfamiliar country. Nevertheless, each project is crucial to Gamuda Land.

"Thus, undergoing the predicament of being able to develop such a staggering landscape at Celadon City is a valuable experience that we will never substitute for another," says Gamuda Land landscape architect Khariza Abd Khalid.

Celadon City, which caters to vibrant urban living, is becoming the most sought-after township in Vietnam. It is the manifestation of an eco-modern

lifestyle, where a contemporary heritage is combined with stunning green landscapes and waterfront lakes.

Gamuda Land definitely has a keen eye for anticipating the demand for verdant parks in the bustling, urbanised capital of Vietnam, where green lungs are scarce.

The private sanctuary of Celadon City is an ideal abode for discerning residents who appreciate nature trails or enjoy wandering through lake gardens, meadows and wooded forests after a long, strenuous day spent indoors.

In line with Gamuda Land's quality vision of promoting a healthy lifestyle, Celadon Park incorporates diversified components and elements to encourage outdoor activities and community interaction, making it a multi-purpose park suitable for all ages.

Celadon Park's allure

Imagine meandering through a 16ha area with a myriad of facilities, including captivating lakes, amusing playground equipments, a fascinating outdoor gymnasium, an outdoor plaza, a serene reading area, convenient sheltered areas, a pleasant viewing deck, as well as a 4.5km-long jogging and cycling track.

One can embrace inner peace, and be freed from the hustle and bustle of Ho Chi Minh City with the harmonious ambiance offered at Celadon Park, the most expansive public urban park in the city.

Armed with a tagline, "Where nature comes alive", Gamuda Land successfully captures the concept of a wetland park by integrating a man-made marsh area that enhances the ecological

diversity. Residents are able to relish the natural environment, besides the tranquil scenery as the wetland area attracts birds and other small creatures to the park.

The Celadon Park was created to benefit the residents of Celadon City.

And, for a limited period of time during the year, the public too can enjoy special events such as *Colours of Flower and Sea, Illumination Event, Saigon Cyclo Challenge* and *Run for the Heart* (an event jointly organised by Gamuda Land Vietnam and Heart Beat Vietnam).

Besides encouraging a healthy and wholesome lifestyle, Celadon Park also provides gorgeous aesthetics and a luxurious environment set against the 7,000 residential units at Celadon City.

Watch birds preen before taking off into the beautiful blue skies, and feast your eyes on the flowers and stunning cascading water features surrounding the Celadon Park.

From the initial planning to the completion of Celadon Park, Gamuda Land has examined each aspect, including the tiniest details painstakingly before utilising them.

As Gamuda Land did a splendid job at preserving the greenery to balance the rapid growth of the environment of the city, there is no doubt as to why Celadon Park was awarded with an honour award in the Malaysia Landscape Architecture Awards (MLAA) 2014 under the category of Landscape Planning and Development from the Institute of Landscape Architects Malaysia (ILAM).

Indeed, there's so much to discover in the breathtaking atmosphere of Celadon Park.



Nature's Evergreen Partner

At Gamuda Land, we continue to take pride in creating developments that truly celebrate nature's beauty. Spurred on by the many awards and accolades we've received over the years, our commitment remains resolute. To create sustainable value through innovative thinking. All with the aim of enriching lives with developments that naturally flourish with time.

OTHER SIGNATURE PROJECTS WITH AWARD WINNING LANDSCAPING:

VALENCIA 2009	JADE HILLS 2010	HORIZON HILLS 2010	GAMUDA CITY 2011
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CELADON CITY, VIETNAM
Honour Award Winner,
Malaysia Landscape Architecture Awards 2015
Awarded by Institute of Landscape Architects Malaysia



HEAD OFFICE. Menara Gamuda, PJ Trade Centre, No. 8, Jalan PJU 8/8A, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor, Malaysia
Tel. +603 7491 3200 Fax. +603 7726 7646 www.gamudaland.com.my



CAUTION: KIDS AT PLAY!

With its tagline "Imagination @ play", one company dares to stand out by harnessing children's instinctive curiosity and power of the imagination.

By CAITLYN NG LI YUIN
liyuin@ocision.com

ALL work and no play makes Jack/Jill a dull child. Unstructured playtime is an essential ingredient in allowing children to develop a whole host of useful skills and valuable characteristics, which electronic devices and scheduled activities are unable to provide.

Children require safe play spaces, which are of paramount importance to parents in deciding which playground to bring their precious tots to. Enter Playpoint, a play area specialist whose main aim is to push the boundaries of playground and landscape designs.

Bringing in products which have been specially sourced from all over the world, it has a range of award-winning names under its belt, namely Kompan (Denmark), Sonic Architecture (USA), Watertoys (Canada) and TGO Fitness (UK).

Each of these products has safety certifications that are internationally recognised, having been audited by credible safety and health inspectors.

However, providing the best in outdoor space solutions and having an impressive track record would not be enough to convince the end users to utilise the products.

"It won't be my clients who will ultimately use the play area – it is the children who are the end users," says Playpoint Malaysia Sdn Bhd business development manager Joanna Ong. She points out that children of all ages are known to have short attention span.

This is where Playpoint brings in its secret weapon: Kompan, a Danish leading specialist in play solutions for all age groups. With a multitude of colours and challenging levels to provide diverse play opportunities that will suit even the most finicky child, the beauty of it all is that it still ensures

that international safety standards are not compromised.

"The most interesting aspect of Kompan is that most of its products are created in a specialised way, so even children with disabilities will still be able to benefit from its safety features while playing, just like any other child," Ong enthuses.

Playpoint conducts periodic checks and occasional maintenance work every three months for public play areas, showing just how dedicated it is to the serious task of creating a fun and conducive play environment for children from all walks of life.

Playpoint Malaysia business development manager Ong.



Playpoint destinations

1. Setia Ecohill, Semenyih

This extensive play area is filled with some of Playpoint's timeless goodies.

At the forefront is Canopus (Kompan), a "space station" that allows for the planning, observing and participating of "space trips".

Next is Wall-holla (Carve) that has undulating strips inside, spread over several floors, allowing for an almost endless maze to be discovered.

The Explorer Dome (Kompan), a dome-shaped climbing structure that consists of seemingly tangled parts – encouraging children to discover new routes and way outs.

Behind the trees, lies the Home & Ocean Themes set (Kompan). The bright colours and amusing shapes inspire role play and fun interactions.

2. Casaman, Desa ParkCity

Playpoint has installed the Construction & Jungle Themes (Kompan), among many others.

This product with a cartoonish design is given a modern look with plenty of hand and foot holds. Children can fully explore the structure and immerse themselves in the world of theme play, building their motor skills, strength and imagination.

3. Southville City, Bangi

Playpoint had a hand in providing quality products for the play area, namely BLOQX 2 and Home & Rescue Themes set (both Kompan).

An interestingly shaped structure of different climbing angles, multiple hand and foot holds are placed on each surface of BLOQX 2. Children will have to plan routes via the easier grips or the challenging part of the structure.

Hand-and-eye coordination as well as the children's strength are among some of the skills developed.

The latter product features the same cartoonish design that can serve every child's purpose, be it for the development of motor skills and strength or role-playing their way to creativity.

4. Bandar Rimbayu, Kota Kemuning

The Explorer Dome (Kompan) consists of a fascinating structure of ropes that form bridges, ladders and levels.

Children will see this as an opportunity to create all sorts of activities – whether low on the ground, or high up in the sky.

5. Setia Ecohill, Semenyih

The Wall-holla is an award-winning product from Carve, and a stand-alone equipment that can tower up to 15ft high.

Looking very much like a bold statement piece, it is a steel rectangular box holding a few brightly coloured rubber ribbons that fold over and back on themselves in a reticulum.

Children's imagination can really take flight as they develop decision-making abilities, made even more possible with the customisable bits that can be added on to the structure, such as slides and football goal centres.


6. Sunway Rymba Hills, Sunway Damansara

Savannah and Csw (both Kompan) make their presence felt in this development.


The former incorporates a unique twist to the classic set by making use of the best materials from nature: 100% exotic hardwood.

It is the perfect match to Sunway Rymba Hill's 2.6 hectares' private forest park, blending seamlessly with the natural surroundings.

The latter has a modern look and feel to the traditional see-saws that one can find at playgrounds, but this comes in a more robust form that does not pinch or nip the children using it. ♀




INSTITUTE OF LANDSCAPE ARCHITECTS MALAYSIA



MLAA


MALAYSIA LANDSCAPE ARCHITECTURE AWARDS 2014

Organised by




INSTITUTE OF LANDSCAPE ARCHITECTS MALAYSIA (ILAM)

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WORLD LANDSCAPE ARCHITECTURE MONTH 2015


Sunway Rymba Hills | Sunway PKNS Sdn. Bhd.

Eco Majestic | Eco Majestic Sdn. Bhd.


EXCELLENCE AWARDS



PROPERTY DEVELOPER AWARD
Sunway Rymba Hills
Sunway PKNS Sdn. Bhd.



LANDSCAPE CONSTRUCTION AWARD
Tropicana Grande, Tropicana
SK Landscape Sdn. Bhd.




LANDSCAPE DESIGN AWARD
The Arc, Bandar Rimbayu
Pentago Landscape Sdn. Bhd.




LANDS. ANALYSIS & STUDY AWARD
Pedestrian Walkway & Cycleway
EKM Landscape Architects

SPECIAL HONOUR AWARDS




LANDSCAPE CONSTRUCTION AWARD
SYMPHONY HILLS, CYBERJAYA
Satar Landscaping Sdn. Bhd.




PROPERTY DEVELOPER AWARD
POINT 92, DAMANSARA PERDANA
Tujan Gemilang Sdn. Bhd.


HONOUR AWARDS




LANDSCAPE DESIGN AWARD
THE GARDENS OF HUA WEI, CHINA
Adrian L. Norman Sdn. Bhd.




LANDSCAPE DESIGN AWARD
THE BOTANICA HONG JUN, CHINA
Surbana International Consultants



LANDSCAPE DESIGN AWARD
ATIVO PLAZA, DAMANSARA AV.
Walrus Design Sdn. Bhd.




LANDSCAPE DESIGN AWARD
NEXUS BANGSAR SOUTH
Urban Design Group Sdn. Bhd.




LANDSCAPE DESIGN AWARD
THE MANSIONS, DESA PARKCITY
Praxcis Design Sdn. Bhd.


HONOUR AWARDS




LANDSCAPE DESIGN AWARD
THE AIRIE, SRI DAMANSARA
Pentago Landscape Sdn. Bhd.



LANDSCAPE DESIGN AWARD
PEARL REGENCY, PENANG
Landart Design Sdn. Bhd.




LANDSCAPE DESIGN AWARD
THE BOTANICA ZHI JUN, CHINA
Surbana International Consultants




LANDSCAPE DESIGN AWARD
THE SANDCRAWLER, SINGAPORE
Adrian L. Norman Sdn. Bhd.



LANDSCAPE DESIGN AWARD
SOUTHVILLE PARK, BANGI
Just Right Design Sdn. Bhd.




LANDSCAPE DESIGN AWARD
KM1 WEST, BUKIT JALIL
Pentago Landscape Sdn. Bhd.




LANDSCAPE DESIGN AWARD
SENI BONG COVE, JOHOR BAHRU
Escape Landscape Consultants S.B.


HONOUR AWARDS



LANDSCAPE DESIGN AWARD
TROPICANA GRANDE
Wein Designs Sdn. Bhd.




LANDSCAPE DESIGN AWARD
ONE CITY, SUBANG JAYA
Landscape Plus Sdn. Bhd.




LANDSCAPE DESIGN AWARD
FIREFLY PARK, CLEMENTI, SINGAPORE
Surbana International Consultants




LANDSCAPE DESIGN AWARD
MT. PARKER RESIDENCES, H.K.
Adrian L. Norman Sdn. Bhd.



LANDSCAPE DESIGN AWARD
XI'AN LA BOTANICA, CHINA
Surbana International Consultants

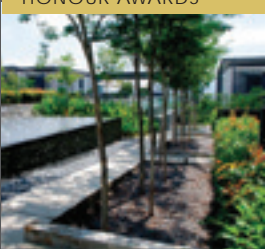


LANDSCAPE DESIGN AWARD
COUNTRY GARDEN, DANGA BAY
Just Right Design Sdn. Bhd.




LANDSCAPE DESIGN AWARD
RAJA MUFIK BUNGALOW
Pentago Landscape Sdn. Bhd.

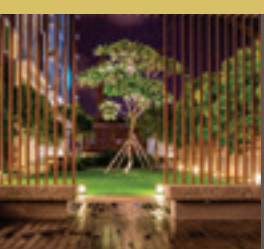
HONOUR AWARDS




LANDSCAPE DESIGN AWARD
CASAMAN, DESA PARKCITY
Walrus Design Sdn. Bhd.




LANDSCAPE DESIGN AWARD
AZELIA RESIDENCE, DAMANSARA AV.
Landart Design Sdn. Bhd.



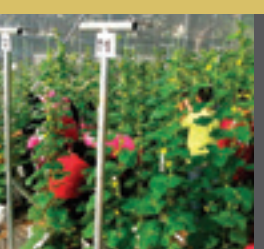
LANDSCAPE DESIGN AWARD
REFLECTIONS, PENANG
LandArc Associates Sdn. Bhd.



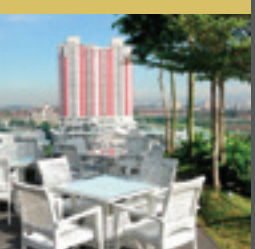
LANDS. ANALYSIS & STUDY AWARD
SETIA ECOHILL, SEMENYIH
Praxcis Design Sdn. Bhd.



LANDSCAPE CONSTRUCTION AWARD
BUKIT CHEMAR, SEREMBAN
Satar Landscaping Sdn. Bhd.

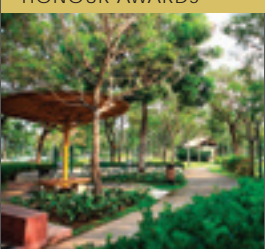


GREEN CITY AWARD
PUTRAJAYA URBAN FARMING
Perbadanan Putrajaya




PROPERTY DEVELOPER AWARD
ONE CITY, SUBANG AYA
One City Properties Sdn. Bhd.

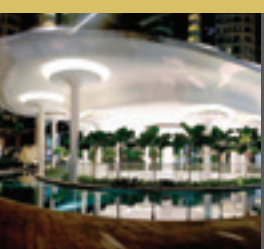
HONOUR AWARDS




PROPERTY DEVELOPER AWARD
CELADON PARK, HCMC, VIETNAM
Gamuda Land Dev. Sdn. Bhd.




PROPERTY DEVELOPER AWARD
FORESTA - SETIA ECO CASCADIA
Setia Indah (Johor) Sdn. Bhd.




PROPERTY DEVELOPER AWARD
11 MONT' KIARA
UEM Sunrise Berhad



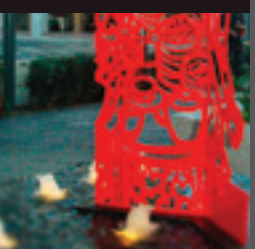
PROPERTY DEVELOPER AWARD
BEETHOVEN, SYMPHONY HILLS
UEM Sunrise Berhad



PROPERTY DEVELOPER AWARD
SWAN LAKE, ECO MAJESTIC
Eco Majestic Sdn. Bhd.



LANDSCAPE DESIGN AWARD
DETENTION PONDS BEAUTIFICATION
Aroma Tropics Sdn. Bhd.
SOCO REHABILITATION CENTRE
Mentari Design



LANDSCAPE INNOVATION AWARD
KUALA LUMPUR HERITAGE TRAILS 3
AECOM Perunding Sdn. Bhd.

EXCELLENCE AWARD

LANDSCAPE RESEARCH AWARD
Reducing Night Time Fear in Designing Landscape: A Study Using Eye Tracking Tech.
Dr. Shamsul Abu Bakar
Dr. Mintai Kim
Dr. Youngeun Kang
(UPM & Virginia Tech.)

HONOUR AWARDS

LANDSCAPE RESEARCH AWARD
Visual Preference Dimensions of Kuala Lumpur Historic City Centre
Meysam Deghati Najd
Nor Atiah Ismail
Mohd Yazid Mohd Yunos
Mahsa Dabbagh Niya
(Universiti Putra Malaysia)

LANDSCAPE RESEARCH AWARD
Evaluation of Malaysia Native Plant Species on Radiation Filtration Performances
Dr. Mohd Fairuz bin Shahidan
Prof. L.R. Dr. Mustafa Kamal Mohd Shariff
(Universiti Putra Malaysia)

EXCELLENCE AWARD

STUDENT DESIGN AWARD
Pedestrian Climate Responsive Design for Bukit Bintang, KL
Saman Mohandesan
Universiti Putra Malaysia (UPM)

HONOUR AWARDS

STUDENT DESIGN AWARD
Public Art Contribution to City Transformation at Seremban City Centre
Humaidi bin Habib
Universiti Teknologi MARA (UiTM)

STUDENT DESIGN AWARD
Civic Art: Revival of Urban Plaza
Muhammad Ubaidillah bin Muhammad
Universiti Teknologi MARA (UiTM)

STUDENT DESIGN AWARD
Reactivating Marginal Space as Vibrant Community Space
Muhamad Ekhsan bin Che Ros
Universiti Teknologi MARA (UiTM)

MERIT AWARD

STUDENT DESIGN AWARD
Merlimau Polytechnic Campus Design
Shamsul Johari bin Shaari
Universiti Putra Malaysia (UPM)

SERENITY IN THE HEART OF SUNWAY RYMBA HILLS

Surrounded by a private forest and complemented by well-planned landscape design, this private sanctuary beckons lovers of nature to reside in a community-based development which is rich in value creation.

By **YVONNE YOONG**
yvonneyoong@thestar.com.my

CREATING serene and successful sustainable blueprints for its developments come naturally to the property arm of award-winning multinational conglomerate Sunway Bhd. After all, the group prides itself as a master community developer which aims to differentiate itself via sustainable value creation in all its developments.

Therefore, it comes as no surprise that the Sunway Rymba Hills luxury resort, tucked in the distinguished township of Sunway Damansara, came out tops for design excellence. The development that lavishes attention to detail in a serenely green environment won the Malaysia Landscape Architecture Awards (MLAA) 2014 for excellence under the Developer's category which was presented by the Institute of Landscape Architects Malaysia (ILAM).

Being one of the first to integrate an exclusive 6.5-acre (2.63ha) private forest enveloped by dedicated green landscapes occupying approximately 60% of the development for its residents, each villa will open up to magnificent views of the extensive foliage or interspersed themed gardens.

"The zero-lot concept is the most outstanding feature, maximising the width separating each individual unit by up to 15ft of private green spaces.

"This allows natural lighting and ventilation into the unit while ensuring ample privacy and serenity," shares Sunway Bhd executive director of the property development division for the central region Ong Ghee Bin.

The hardscape and softscape features add up to 13.27 acres (5.37ha) or approximately 67.3% of the overall 19.72-acre (7.98ha) site.

"The landscape architect worked very closely with us to achieve the set objectives. Working in our favour is the original condition of this land which comes with a natural forest.

"The design intent from the onset was to establish the creation of the whole development to capitalise on the forest in order to blend in with the overall landscape," Ong says of the low-density, gated and guarded (G&G) residential development comprising 80 three-storey forest villa units. Recognising the importance of having

proper landscape design which is crucial in maintaining the quality of the environment that can also have an indirect impact on economic well-being, he affirms that the increasingly significant role played by landscape architects through the use of green elements and sustainable living principles cannot be underestimated or ignored.

"We are committed to increasing our communities' standard of living as well as the value of the residences by enabling residents to pursue a wholesome and optimal lifestyle through the physical, environmental, mental, emotional, social and spiritual aspects of the human experience, resulting in a dynamic state of being fully alive.

"We have adopted the LOHAS (Lifestyles of Health and Sustainability) philosophy, integrating the 'Back to Nature' concept which advocates sustainable living and green ecological initiatives within the development. This is achieved through integrating health and fitness, personal development, sustainable living and social justice with the environment."

According to him, there is already a 35% increase in value since Sunway Rymba Hills was completed in 2013.

"We want to be the master community developer growing together with our communities, hence guaranteeing a lifelong commitment. Thus, we've developed Sunway Rymba Hills as the next green luxury resort."

The landscape creation will grant architectural characteristics to the surroundings, acting as a natural buffer between the houses.

Besides that, ecological considerations were made to ensure that the natural terrain of the hills and forest would be maintained. Consequently, the villas, facilities and shared spaces will be laid out across a series of cascading levels, resulting in a charming geographical landscape.

PTA Design Sdn Bhd is the landscape design firm for the development that has a total gross development value (GDV) of approximately RM260mil of which about RM4.4mil was invested in the landscape design. So far, 95% of the units of this leasehold development have been sold.

"The 'Living Sunway, Living Community' theme is aimed at developing relationships that will enrich the lives of residents and stakeholders alike. As a

group, we are committed to connecting communities with integrated concepts and different components that will bring wholesome living to all communities through the creation of liveable townships.

"Other than developing visually pleasing and attractive liveable environments, we also invest great effort in making sure our developments are environmentally sustainable and durable," he adds.

The landscape design concepts are based on proper understanding of the prospect of property use with the aim to develop and improve on the group's model of ensuring positive and far-reaching impact in enabling communities to experience wholesome living.

Type A and D units at Sunway Rymba Hills comprise three-storey bungalows that are perfect for three generational living under one roof. Designed with a lift for the benefit of senior citizens, these units will be located in close proximity to the private forest park for family outings made enjoyable in the natural outdoors.

Type B features contemporary designs with the entrance to the residences located at the centre or middle floor area of the units. Residents will be able to relax at the entertainment level located on the lower ground which will include the workings of a gymnasium, audiovisual room and more.

Type C units, meanwhile, will have a master suite comprising a bedroom, dedicated pantry and study room located at the highest floor which will be linked to a roof garden. The "separate living concept" can house two generations under the same roof.

Easy accessibility is another key feature of Sunway Rymba Hills which is linked to several highways and is located adjacent to shopping centres such as Sunway Giza, Ikea, Tesco, Ikano Power Centre, The Curve, Cineleisure, and other facilities like SEGi University College and Tropicana Medical Centre.



4

1 An aerial view of Sunway Rymba Hills.

2 An actual shot of a Forest Villa unit.

3 The exclusive clubhouse promises comprehensive facilities.

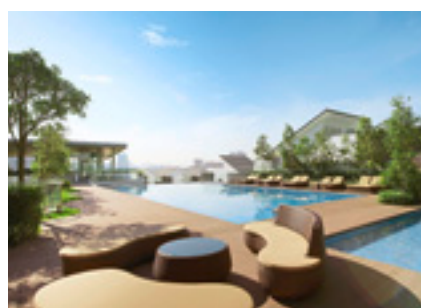
4 Sunway Bhd's Ong says the group will continue to thrive as a master community developer.

5 Lush greenery will be a common feature at Sunway Rymba Hills.

6 Luxury living that comes with a private home lift.



2



3

Eco warrior developer

Sunway Rymba Hills leads the way with five outstanding ecological design features:

Solar orientation

☀ Buildings will be designed with a north/south and north-west/south-east orientation utilising an energy-efficient envelope.

☀ Large balconies with solar shading and anti-glare features, overhangs and sun-shading screens will occupy the north-western elevated areas to screen off the sunlight.

☀ Horizontal projecting hoods and louvers as sun-shading devices to define the tropical yet modern aesthetics of a contemporary climatic-responsive building.

☀ This allows the extensive use of full-height glazing windows to maximise views and to enhance the spaciousness of the interior.

Passive thermal design strategies

☀ The layouts will be designed to facilitate natural cross ventilation.

☀ Passive thermal design strategies will be used which will include cavity walls for the western facing wall, sun-shading screens and insulation in the roof space and other specific locations to increase thermal comfort.

☀ Natural daylight, sun-shading devices and natural ventilation will provide a basis for the facade design and other specifications.

Energy conservation

☀ Solar hot water will be provided to all the zero-lot bungalows and communal facilities like the management office toilets.

Rainwater harvesting and storm water management

☁ Rainwater will be harvested for gardening, landscape maintenance and general ground cleaning.

☁ Ponds and water features throughout the site will form part of the storm water management programme to channel and retain surface water run-off from hill slopes.

Green materials and specifications

☘ The design approach involves the holistic selection of green materials to be used in the building. ♀



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A CELEBRATION OF LIVE, WORK AND PLAY

When people think of parks and gardens, rarely do they envision one atop a commercial setting. One City is about to change that perception.

By CAITLYN NG LI YUIN
liyuin@ocision.com

MCT Bhd is no stranger to the development industry. Realising the dreams of those who dare to dream, the group has been able to remain at the forefront of the industry with its impressive creations.

Its latest project, One City, was conceived to be more than just a shopping mall. It was designed to be a one-stop hub that has a holistic fusion of elements serving the neighbourhood of Subang Jaya. This would ensure a seamless lifestyle, easy to blend in – commercial, business, residential and leisure aspects.

Wish there was a verdant yet trendy sanctuary, without having to leave the city? Look no further than One City!

"Green walls, draped with climbing creeper plants that stretch up to 20 metres; the colours of strategically placed foliage that catch the eye; even the usage of multiplelevel shrubs as well as stones to create natural barriers and barricades – all these lend a tropical feel to the place," says MCT Bhd landscape architect Firdaus Abdullah Sani.

What sets it apart from other developments is a lush Sky Park that is graced by exotic foliage, situated high atop this integrated development, where one is welcomed to the urban forest. Without restrain, the developer played with soft and hard scapes, allowing nature to come alive alongside exquisite water elements.

Advancing into this sanctuary on the rooftop, there are so many ways in which one can enjoy all that the rooftop of One City has to offer. Step on to the "floating" glass walkways that are positioned over the shopping mall, which allow visitors to have an exciting experience by seeing through to the breathtaking scene below.

Various eateries located at the Sky Park offer diners a chance to witness unparalleled panoramic views of the cityscape, with glass barriers to give a sense of infinity.

Complemented by the presence of reflective ponds surrounded by tall cattails and composite timber flooring, there is the impression of one being in an alternate halcyon oasis.

Another defining factor of this development is its one-of-a-kind stand-alone banquet hall.

Constructed out of glass and steel to give it a sleek and stylish look, this contemporary setting is nevertheless enveloped in luxuriant greenage as well.

"The inspiration behind the design and decor of the entire banquet hall is for it to have a minimalistic look, and still retain an elegantly 'zen-like' feeling," MCT Bhd associate director of design team Shawn Chong points out.

Any ceremony or event held at the venue will be assured of an exclusive ambience, one where guests and hosts alike will be wowed.

In the midst of flowing water from the many crafted spouts and cascades, there is an aura of calm and tranquillity, where one cannot help but feel as if transported to a hushed, enchanted forest.

Concocting natural art out of dense greenery in a commercial setting as compared to a residential one sets MCT Bhd apart from the rest in the industry.

They tread where others do not, ensuring that only the choicest plants suited for our hot and humid climate were used, instead of artificial ones.

MCT Bhd's dedication and keen eye for details were rewarded with two awards at the prestigious Malaysia Landscape Architecture Awards (MLAA) 2014 hosted by the Institute of Landscape Architects Malaysia (ILAM) – receiving the honour award under the Professional Landscape Design Category and the honour award under the Developer's Category.



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- 1 Delightful verdant hues created by interlacing various tropical flora welcome visitors with a pop of colours.
- 2 Vertical green walls that stretch to 20 metres cover six areas of One City, giving them a refreshing look.
- 3 The al fresco dining deck on the rooftop, offering a 360 degree view of the spectacular surroundings.
- 4 A glimpse of the overall One City development, embraced in the aesthetically arranged lush greenery.
- 5 MCT Bhd landscape architect Firdaus.
- 6 MCT Bhd associate director of design team Chong.
- 7 Different levels of plants playing peek-a-boo amidst the calming water feature at the grand banquet hall.
- 8 A chill-out zone in the modern office space that has a vertical green wall, giving it an invigorating breath of life.

Explore a hidden gem

Having an immensely strategic location amongst high density areas such as Subang Jaya, Shah Alam, Putra Heights and even Klang, One City is poised to take its place in the hearts of the population. It was envisioned that this development would be a holistic haven that will bring people together under one roof, and it sits on 31 hectares of prime freehold land.

With a myriad of things to see and do, visitors will be spoilt for choice determining whether to head to the shop lots, hotel, fitness centre, cinema or retail outlets. But that's not all, One City is able to host ceremonies, events and conventions at the extraordinarily exquisite grand ballroom and seminar halls.

With a tagline "The Ever Happening City", this is the place to be if one is looking for a one-stop destination that is a fusion between a peaceful retreat and a lively atmosphere.

What's more, it is easily accessible via the Lebuhraya Damansara-Puchong (LDP) and North-South Expressway Central Link (Elite), or through the neighbourhoods of Subang Jaya and Putra Heights, making it the perfect spot for any occasion, be it business, entertainment, dining or events. 📍

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One City @ USJ 25**



The Place @ Cyberjaya*



USJ One Avenue*



Lakefront @ Cyberjaya**



Sky Park @ Cyberjaya**



GreenCasa @ Cyber South**

THE AIRIE WOOS WITH SPATIAL AND GREEN COMFORT

For its design excellence, Loh & Loh Development Sdn Bhd's The Airie, Sri Damansara clinches the honour award under the professional category of the Malaysia Landscape Architecture Awards (MLAA) 2014 from the Institute of Landscape Architects Malaysia (ILAM).

By **ANGIE NG**
angie@thestar.com.my

CLINCHING an honour award under the professional category of the Institute of Landscape Architects Malaysia's (ILAM) Malaysia Landscape Architecture Awards (MLAA) 2014 for The Airie, Sri Damansara is testament that developer Loh & Loh Development Sdn Bhd not only pays attention to the hardscapes of the project but also the softscape elements to build comfortable sanctuaries for its residents.

The property outfit of infrastructure group Loh & Loh Corp Bhd is elated with the award given as the MLAA is considered the Oscars to celebrate outstanding landscape designs.

Singapore-based MKPL Architects Pte Ltd came out with the conceptual design for The Airie, and worked with local architecture firm ArchiMatrix Sdn Bhd and landscape consultant Pentago Landscape Sdn Bhd to translate the design concept into a winner.

What sets this quaint 8.65 acres gated and guarded (G&G) residential enclave apart from the others is the picturesque ambience and classy landscape design repertoire that resonates harmoniously with nature to bring about a calming ambience for residents of the 79 exclusive homes.

Conceived in 2010 for completion in end-2013, The Airie's namesake is derived from a sense of lightness and airiness that envelops the development – from the breathtaking views of Sri Damansara afforded by the cluster houses, to the well-ventilated, bright circulation routes that run on the ground level of the development.

Loh & Loh Corp Bhd chief executive officer (CEO) Marc Loh says The Airie has been a challenging development with many new and innovative design concepts, and the award is a reward, recognition and testimony of the hard work of the project's design and development team.

"It is always a challenge to transfer ideas on paper into reality, but with the hard work of the team, The Airie has maintained the main essence of our initial concept of 'Dream Home in a Park Setting'. There were many challenges along the way, which have been costly and required brainstorming to resolve, but the entire team is proud of the final product. The end result is as close to our vision of creating a landscape design that we can be proud of, and seeing the residents utilise the landscape features is a reward in itself for everyone," Loh says with pride.

He commends the winning team of MKPL for its expertise on space and experience in elevated deck developments in Singapore that provided valuable insights for The Airie, ArchiMatrix for translating the original concept into a comfortable, liveable and most sought-after place to stay, and Pentago Landscape for having expended a lot



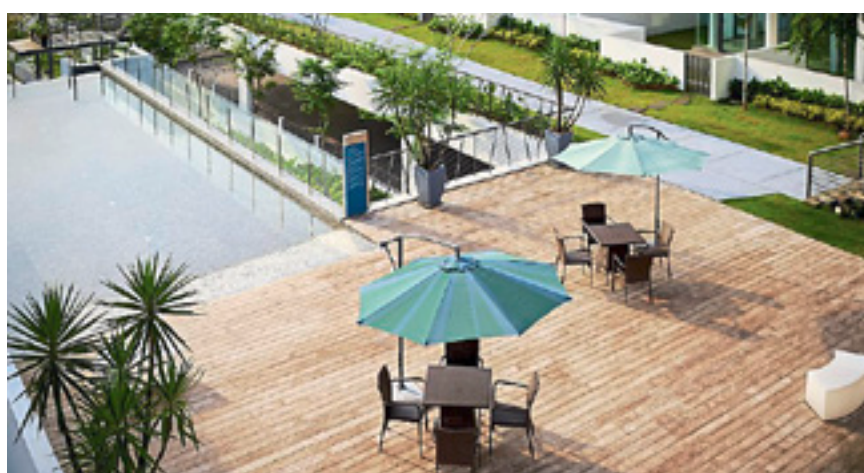
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- 1 Infinity effect swimming pool on the elevated deck.
- 2 Calming reflective pool on the ground level.
- 3 Loh & Loh CEO Loh looks forward to more winning projects.
- 4 Children's wading pool for a day of family fun.

of time, effort and commitment to ensure that the development becomes a reality.

The residences, while designed to be three-storey tall, have an intimate and unobtrusive feel as they appear only as two-storey high when viewed on the green deck; with the lower level remaining out of sight at ground level. With an emphasis on light, air and open spaces, the homes allow for streams of natural light to filter through, creating an environment that is airy, comfortable and cosy at the same time.

"Our philosophy is always to deliver well-designed homes that deliver good value to homebuyers, and this approach is often defined by what we think owners want. We design and build homes that not only cater to their needs, but also exceed those needs with good value propositions," Loh says.

Expounding on the project's winning elements, Loh says The Airie is a unique neighborhood that has allocated 50% of its land area to greenways that comprise

gardens, walkways, pools and water features compared to normal developments with only 10% green areas. The developer utilises an innovative design to create more space "by creating layers through an elevated landscape deck to increase the area".

He says although the solution was costly and has many challenges, the results have been worth the effort.

The choice of landscaping elements and objects is to create a natural urban and modern park feel in line with the contemporary design direction of the development.

Natural and high-end materials such as custom-made timber playground equipment, quartz tiles for pools, modern water features, and light-emitting diode (LED) lights inside the pool, create a luxurious environment of elegance and functionality.

Selected species of trees and shrubs bring about an orderly and free park environment to enhance the feeling of space and freedom.

A blend of good design and nature

Swimming pools and playground areas have been dressed up to derive special effects and to enhance the overall landscape environment. This brings out interesting and comfortable areas as nodes for community gatherings and interactions. Lush plantings and ample natural light create a welcoming ambience for those who arrive via vehicles into the faux basement. The area is strategically sheltered by the elevated landscape deck and offers protection against the weather and connectivity for homeowners, in addition to the parallel garden above. Car parks for each home are sheltered, creating a personal porch that is accessible in any weather.

To minimise the basement driveway effect, large openings in the elevated garden deck enable secret gardens to be formed in the faux basement level that allow plenty of light, air and greenery to enter and transform the atmosphere of the faux basement. Its location on the highest plateau of the affluent Bandar Sri Damansara township grants The Airie panoramic views of the ancient forest reserves of the Forest Research Institute of Malaysia and the cosmopolitan views of Bandar Sri Damansara.

The design enhances these natural qualities by following the natural terrain of the land, enabling most homes to have good views as well as good air flow as the homes are designed on multiple terraced platforms.

Loh says The Airie has been designed to suit the original ground contours of the land as much as possible, thus maximising its picturesque views while reducing its impact on the environment, and also jazzes up the development landscape with undulating step gardens, viewing pavilions and water features that leverage on the undulating design.

A dedicated pedestrian elevated garden deck that separates vehicular and pedestrian traffic with cars travelling below the elevated garden deck provides safety for children and the elderly to relax and enjoy the surroundings.

The elevated garden deck enables new possibilities in landscape design and direction to derive the effect of living in a dream home within a park setting. All the residences are designed with direct connection to the parks and linked to walkways and ramps that are interconnected throughout the elevated garden deck to encourage freedom of movement and invite residents into the park environment. Surrounded by green areas without vehicular traffic, this unique design offers unparalleled freedom of leisure and uninhibited freedom to the residents, given that the homes are connected through a continuous green loop that forms the central, common green area, right outside of the resident's doorstep. A total of RM12mil was invested to build the deck, all the hardscapes and landscapes.

No expense was spared to provide the landscape architect with as much freedom and flexibility to design. Another RM250,000 was used to further enhance the landscape which upon completion, will provide a more mature and green environment, he adds. As part of the company's corporate social responsibility and to improve the overall value of the development, the surrounding public green areas were developed into parks that are accessible to the public. It enhances the overall feel and exclusivity of the development, with the green parks surrounding the entrance of the development.

Despite being a development of landed homes, the enclave is equipped with full fledge condominium facilities that include a gymnasium, large swimming pool, wading pool, community hall, children's playground, playground and vast green spaces. Loh says this is to foster and nurture the community living in it. Encouraged by its winning project, The Airie, and having conformed to Conqas 21 by the the Building and Construction Authority of Singapore (BCA), Loh & Loh is looking forward to up the game in its three upcoming freehold projects in the Klang Valley – NK Residences in North Kiara, Panaroma Residences in Kelana Jaya, and Emerald Heights in Rawang.

Loh says NK Residences, North Kiara, is designed with luxury in mind with only 200 units, and four units a floor providing ultimate privacy. Each unit layout is designed to maximise views and natural lighting as well as to provide a separation of the living/dining and bedroom areas to ensure the best living and growing environment for young families.

Panaroma Residences, Kelana Jaya, is a condominium designed to capture the panoramic views of the surrounding golf courses, lakes and parks. Targeted at young professionals, the 3.05 acres project comprising one, two and three bedrooms units will be designed with facilities suited for an active young lifestyle. The development is accessible from the North-Klang Valley Expressway (NKVE) and Damansara-Puchong Expressway, and a stone's throw away from the ongoing LRT (light rapid transit) station no. 3.

Emerald Heights, Rawang is a G&G development located on high ground and surrounded by ample facilities in Kota Emerald, Rawang. The development on 65.4 acres will be divided into three phases with a total of 505 units comprising two-storey link houses, two-storey semi-detached units and two-storey bungalow homes. Emerald Heights will focus on lifestyle needs such as lush landscaping, a clubhouse with full fledge facilities, jogging paths around a natural lake and a large central park. Given its value adding prowess, Loh & Loh is ready to woo property buyers with these upcoming quality projects. 9

THE

AIRIE

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Welcome to an exercise in lush escapism, a spellbinding elevated landscape deck that invigorates the body, relaxes the mind, and soothes the spirit of all who step foot into this landscaped wonderland. With 50% of the total area enveloped in greenery, and completely free of traffic, The Airie has created a new approach to landscape design for the Professional Category of the MLAA Landscape Design Award!



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THE MANSIONS EMBODIES THE BEST OF LOCATION AND DESIGN

The Mansions at Desa ParkCity, Kuala Lumpur, walks away with an honour award under the professional category of the Malaysia Landscape Architecture Awards 2014, attesting to its design excellence that triumphs over adversity.

By **ANGIE NG**
angie@thestar.com.my

TO triumph over adversity that takes the shape of an inhospitable piece of land that has been ravaged by intensive quarry mining poses extreme physical challenges to any developer and requires passionate resolve, time and effort to unearth the hidden gem.

This was the case with Perdana ParkCity Sdn Bhd's The Mansions at Desa ParkCity, Kuala Lumpur, a project conceived in early 2010 and completed in March 2014. The stratified, gated and guarded (G&G) neighbourhood on 7.9ha of rugged terrain at about 65 meters (213ft) above the Desa ParkCity township, is an exclusive hilltop retreat of 127 large and highly modified two-and-a-half, three-, and three-and-a-half storey terrace homes (branded as Parkhomes) arranged in a novel manner and in sync with the undulating terrain of the site.

The rehabilitation of the challenging terrain with sensitive and innovative solutions has turned the place into an enclave of highly differentiated, luxury homes and a unique place-making triumph for the developer.

As with all property projects, the value of exemplary location cannot be over-emphasised and this is true for many successful property projects, given the premium attached to an address by property buyers these days. And, when the location sits on one of the most prime sites of an already well-known address like Desa ParkCity, the prestige of this location becomes even more pronounced.

The Mansions, elevated on the upscale side of the township's ParkCity Heights enclave, has this advantage, thus placing it in a class of its own.

Perdana ParkCity Group chief executive officer (CEO) Lee Liam Chye enthuses that the project is considered one of the best residential sites in the affluent Desa ParkCity, standing apart and towering over other adjacent neighborhoods. The unique design of the residences grants residents a sprawling vista of Desa ParkCity's central park, Kuala Lumpur's city skyline and the majestic hills of the main range.

The Mansions' pioneering ideas and ideals that put people first with spaces and places for healthy living has earned the project an honour award under the professional category of the Malaysia Landscape Architecture Awards (MLAA) 2014, an annual award from the Institute of Landscape Architects Malaysia (ILAM) to honour outstanding landscape designs.

It is not difficult to see the project's winning streaks. Emphasis on outdoor recreation and place-making is manifested by an extraordinary expenditure on dense plantings, hardscapes, streetscapes, public art, facilities and amenities. Lee declares that The Mansions is by far the most ambitious

project the company has ever attempted.

"In the face of adversity and challenges, it tested our values, resolve and resourcefulness. We believe we triumphed with distinction, producing an outcome that's well-received by our customers and market observers. This accomplishment will serve to reaffirm our business philosophy and devotion to design excellence.

"We honored it with a memorable place of well-designed homes in an atmospheric environment that will change the way people live," Lee attests.

The developer's vision is to create a markedly better place for peoples of all ages and diverse backgrounds to reside, work, shop, play and learn.

"Our mission is to be a leading player in Kuala Lumpur's high-end housing market through leaderships in product innovation, quality and value to make a difference in where and how people live. From the very beginning, we understood that the ultimate objective is to create a happy and healthy community. We believe The Mansions is an embodiment of the goodness of our vision and mission."

"We create opportunities for residents to pursue happiness and to lead a healthy lifestyle. This is self-evident given the generous provisions of verdant landscaping, open space and communal facilities."

Lee says The Mansions has debunked the widely held belief that high-end landed homes must be in the form of semi-detached or detached homes to attract the affluent group.

Through a sublime combination of attractive architecture, innovative designs and imaginative place-making, the project demonstrated well-conceived large, highly modified terrace homes to meet the tangible and intangible wants and needs of the discerning rich.

"The Mansions could be marketed with a credible claim that it represents an extraordinary mark of quality in terms of location, home design and place-making," Lee proudly enthuses, adding that the enclave is widely accepted as the top residential address of Desa ParkCity.

Natural advantage

Lee explains that The Mansions promotes more efficient land utilisation for high-end landed housing with 16 units on a hectare compared with typical semi-detached and detached housings that achieve 12 units and 8.5 units a hectare respectively.

All the residences except the two-and-a-half storey version (9.5 meters) exhibit a building width of 10 meters. To match the proportion and sense of a bungalow, the sizes of these dwellings are deliberately enlarged to between 406sq m (4,370sq ft) to 670sq m (7,211sq ft).

Generous permeation of natural lighting and ventilation, double volume living space



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1 Lush landscape at the iconic entrance to welcome residents and visitors.

2 Lush detailing of the lit original rock - preserved as a relic statement to residents of The Mansions - shows the strength of the natural rock in contrast with the softness from a 180° arch water sculpture.

3 Elevated suspended bridges offer a panoramic experience of spectacular sweeping views of the surroundings.

4 The dramatic belvedere at the clubhouse is a sight to behold.

5 The street concerto uses a screen to shield an unsightly electrical substation.

6 A sky promenade woven in the forest allows residents an experiential walk through nature.

7 Perdana ParkCity Group CEO Lee (left) with Praxcis Design managing director Yap.

and provisions for heightened comfort are incorporated into their designs.

Lee says the higher density was achieved with an extraordinary 33% land allocation for open space and communal facilities in spite of an inordinate proportion of inaccessible hillslopes.

"From the conceptual and design perspectives, The Mansions sets new standards for liveability and public health. This is evident from the extraordinary provisions of the quantity and quality of well-planned active places and facilities. Residents are invited to indulge in regular physical activities to improve their personal health while having fun," he adds.

The emphasis on outdoor recreation and place-making is manifested by an extraordinary expenditure on dense plantings, hardscapes, streetscapes, public art, facilities and amenities.

Pure Elegance

Landscape architect Praxcis Design Sdn Bhd managing director Yap Nga Tuan says the design team took into cognisance of the then existing challenging landform and its physical constraints and attributes to conceptualise a series of six landscape themes of Lush, Linear, Street Concertos, Vista, Freeform and Panoramic.

"To bring out its prestige as the ultimate hilltop retreat of Kuala Lumpur, it is vital to create an immersive environment that is characterised by bespoke landscaping and public art. The design intention was to transform each landscape site for utter enjoyment, inspired living while setting the benchmark for Malaysia's most exclusive and luxurious landscape architecture in a residential neighbourhood," Yap explains.

The telescopic view of the linear lawn shows a series of dynamic outdoor rooms that culminates in a priceless view of the Kuala Lumpur City Centre. The linear lawn comes complete with a cloister and an amphitheatre.

All in all, The Mansions' total landscape cost (softscapes and hardscapes) came up to a whopping RM14.7mil. Lee says at RM116,000 per dwelling, it is probably Malaysia's current highest unit landscape cost for a mass residential project.

To Lee, the money is well spent, given that it contributed significantly to the rapid sales of The Mansions with 80% of the units sold for RM400mil in just over three months.

A happy Lee says prospective homebuyers were enthralled by the computer-generated images of its landscaping, and since its completion, the landscaping of The Mansions has been highly praised by its owners and the public alike. ♀



Perdana ParkCity is pleased to announce that
The Mansions, Desa ParkCity
is the recipient of

ILAM MLAA HONOUR AWARD 2014

Professional Category - Landscape Design Awards

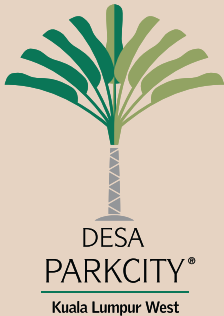


The Mansions, Desa ParkCity *Going Green, Winning Hearts*

"The willingness of ParkCity to invest time and effort to design and construct the Jungle Walk and Viewing Decks to benefit from the natural beauty of surrounding forest gullies has set the benchmark for landscaping architecture in Malaysia.

In my view, The Mansions is the ultimate hill top retreat in KL."

Ms. Yap Nga Tuan, Managing Director, Praxcis Design Sdn Bhd



Master Developer:



The Show Gallery, No. 5, Persiaran Residen,
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THE CROWNING GLORY OF SETIA ECO CASCADIA

This development secured its win in the developer's category of the Malaysia Landscape Architecture Awards (MLAA) 2014 for its lavish attention to detail as reflected in its outstanding landscape architecture design.

By YVONNE YOONG

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GREENERY forms part of the daily celebration at Setia Eco Cascadia – a mixed-development teeming with gorgeous gardens and winding walkways transiting gracefully to embrace the rest of the lush landscape architecture that extends to the generous outdoor spaces.

It is obvious that residents here get to embrace and enjoy the lush lifestyle concept encapsulating the *Live, Learn, Work, Play* elements to a tee. Scenic vistas too are a given here, providing a breathtaking complement to the development's semi-detached units, terraces, cluster residences, shop offices and serviced apartments.

Located in the Tebrau Corridor of Iskandar Malaysia in Johor Baru, Setia Eco Cascadia, a 259-acre (105ha) eco township, has been conceptualised as a mixed stratified development which can be further divided into four main precincts, namely Foresta, Aurora, Montana and Alluvia.

Foresta was the first precinct to be launched followed by Aurora and Montana. Alluvia, which represents the last precinct in Setia Eco Cascadia, will be launched during a later stage of the township development.

The Foresta development will comprise two-storey forest homes with exotic names such as The Mahogany, Oak, Hazel, Walnut and Bamboo. The two-storey green villas will be known as The Fig.

Meanwhile, the three-storey forest homes will resonate with natural inspiration in the likes of The Ebony, Elm and Aspen.

"We believe in not just providing homes, but a complete lifestyle for our residents to experience an unparalleled lifestyle. Thus, we consider landscape design to be an essential element of the development. This will differentiate it from other projects which will result in Setia Eco Cascadia fetching premium selling prices," says Setia Indah Sdn Bhd general manager Stanley Saw.

No attention to detail was spared in the development's landscape design features.

For instance, Foresta Residency allows residents to experience a deeper connection with Mother Nature via carefully planned picturesque settings with scenic vistas of manicured landscapes taking pride of place on the grounds of the Foresta land parcel spanning 28.2 acres (11.4ha), of which 9.3 acres (3.76ha) representing a ratio of approximately 33%, has been dedicated to greenery and landscape design.

"We are generous in our allocation of green spaces as compared to what the market is offering. Aware of our customers' high expectations and aspirations, we have both received and provided maximum input into this project. In line with our vision to be the best in all that we undertake, we



1 Approximately 15% of the entire Setia Eco Cascadia development is dedicated to greenery and landscape design.

2 Setia Indah general manager Stanley Saw believes that landscape design is worth the investment.

3 Green lungs and interconnecting walkways teeming with lush landscaped gardens and walkways make for an amazingly refreshing experience at the development.





"The clever use of detention ponds which not only serve to filter water but also transform them into aesthetic water bodies framed by an impeccable vista of landscape architecture complement the existing natural terrain, which has been retained while the existing primary forest trees were transplanted within the development itself," he relates.

Aside from its award-winning landscape architecture complemented by eco-friendly features, Setia Eco Cascadia will be a well-planned township development equipped with a comprehensive multi-tier security system.

Safety and security features will be put in place within the development to ensure that residents will be able to stroll, jog and play freely in the outdoors, close to nature.


Each precinct at Setia Eco Cascadia will be served by a private, residents' only pool house. Residents can also opt to enjoy the facilities at the private, full-fledged clubhouse located within a short walking distance away from the swimming pools and gymnasiums.

The luxurious residences will be built on natural terrains without compromising the existence of the surrounding trees and fauna.

Meanwhile, the units will be designed to complement the natural, cascading landscape features.

Each unit will be strategically located to provide optimum views of the waterfalls and yet ensure privacy for the residents.

"It's a win-win situation for all. From the majestic waterfall that welcomes residents and guests at the entrance of the Setia Eco Cascadia development to the continuation of lush greenery found throughout the development, the tight security systems and various clubhouse facilities combined will create utmost value for our customers," affirms Saw.

Recently launched projects at Setia Eco Cascadia include the two-storey terrace houses located at the Aurora Precinct, two-storey cluster and semi-detached homes at Montana Precinct and three-storey shop offices at the Eco Hub which are priced from RM319 per sq ft with built-up areas ranging from 2,100 to 5,008sq ft. 

*For more information, visit:
Setia Eco Cascadia's Sales Gallery at
No. 1, Jalan Setia 3/6, Taman Setia Indah,
81100 Johor Baru or log on to
www.cascadia.com.my.*

hope to deliver excellence in terms of the design, quality of construction and end user satisfaction.

"A lot of time was spent in working sessions with the entire project team comprising architects, engineers, planners, project managers and the landscape architect to develop the job brief. The landscape architect was then given a freehand to express his creativity through the design of the landscape features and his input at this stage of the project was significant," says Saw.

Therefore, it came as no surprise that Setia Eco Cascadia by Setia Indah Sdn Bhd, a wholly owned subsidiary of SP Setia Bhd, did not escape the eyes of the panel of judges in the Institute of Landscape Architects Malaysia's (ILAM) Malaysia Landscape Architecture Awards (MLAA) 2014, clinching it a well-deserved honour win under the Developer's category for the Foresta precinct of the development.

The emphasis on green lungs and interconnecting walkways teeming with lush landscaped gardens has always held a special place in the heart of developer SP Setia, known for its signature generous

dedication to greenery in the developments it undertakes.

Commenting further on the concept which essentially involves and revolves around eco living amidst green settings, the design, he says, aims to create a sense of "timeless beauty through engaging both the hardscapes and greenery" to allow the space to "express itself".

Tajul LandArt, the landscape design firm for Setia Eco Cascadia, included optimal provisions of modern softscapes intertwined with well thought-out hardscapes.

The properly planned hardscape features include gazebos, viewing decks, benches and children's play areas which are designed to perfectly complement the overall landscape design concept in a seamless interaction with the overall development.

"Nature at your doorstep" thus embodies one of the many eco-friendly features of Setia Eco Cascadia, which incidentally, embodies a linear garden concept which links the rear gardens of all the residences into a network of lush green connectors which serve as refreshing walkways whereby residents can partake in quiet, tranquil walks from the

natural trail of their gardens meandering through the course of the landscaped outdoors beyond.

Ultimately, Saw believes the win seals a deeper conviction in which society is endorsing the need for sustainable spaces teeming with greenery that can be achieved via the implementation of effective landscape architecture.

"Nowadays, people are more discerning of the need for environment conservation as they desire to live in places that transcend home, and which come complete with a healthy, peaceful and interesting environment. Realising the potential of these requirements, our philosophy is to create residential developments which embrace a greener environment in order to create a dream living experience through distinctive landscape design," concludes Saw.

He acknowledges the fact that landscape design is one of the key features sought after by most homebuyers nowadays. As such, investing significantly in landscape design to ensure the realisation of the eco-friendly concept is worth the investment.


4 Homes carefully planned to provide an optimum view of the surrounding greenery.

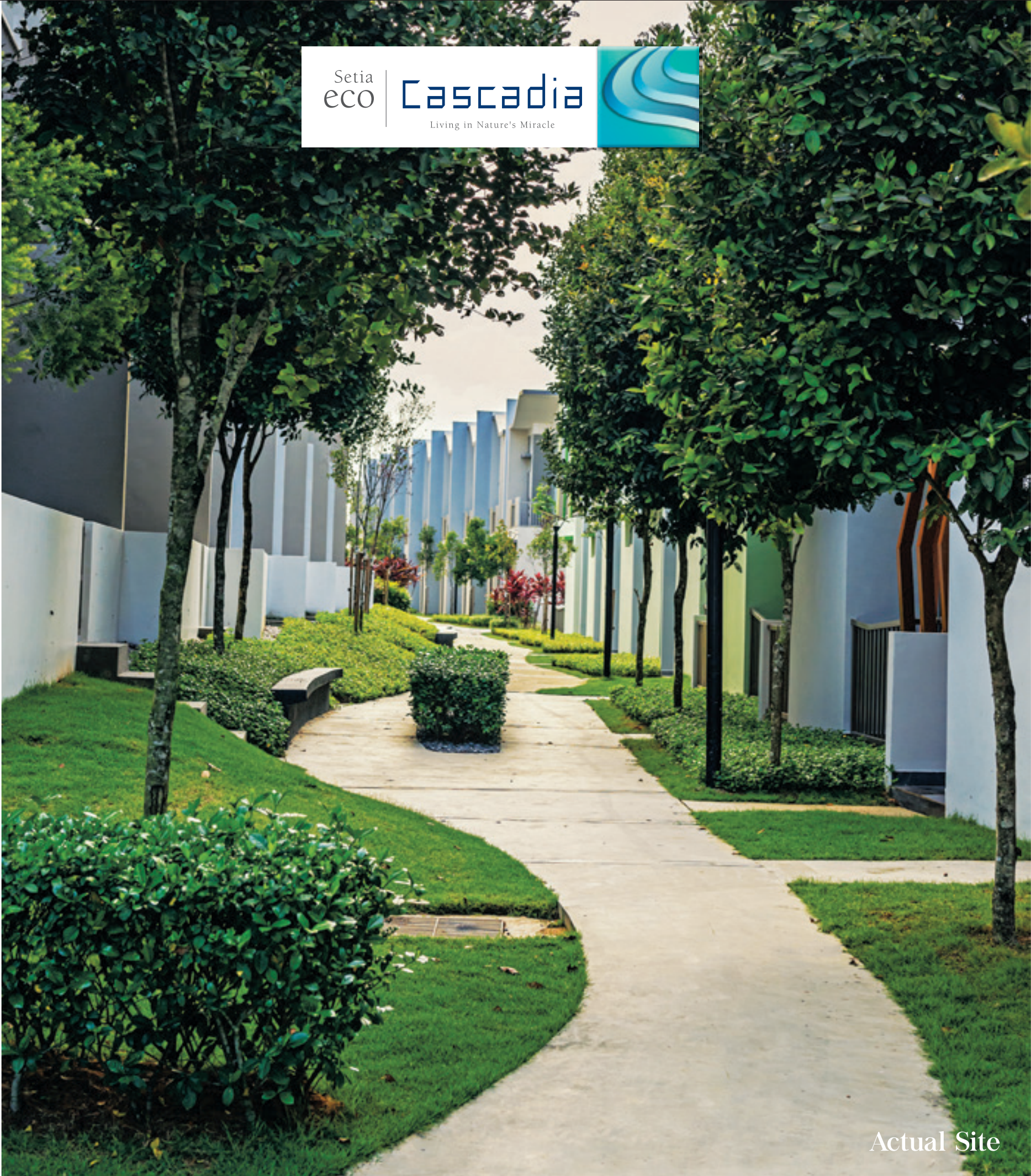
5 A cascading waterfall greets guests at Setia Eco Cascadia.

6 Lakeside walkways add allure to the overall development.

All pictures are based on artist's impression.

 **Setia Eco Cascadia** is developed by Setia Indah Sdn Bhd, a wholly owned subsidiary of SP Setia Bhd, one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments. It is the only developer that was ranked No.1 in The Edge Malaysia Top Property Developers Awards for eight times, and the only Malaysian developer to have received six FIABCI Prix d'Excellence Awards and eight FIABCI Malaysia Property Awards.

 The group is well-established in the three key economic centres of Malaysia – the Klang Valley, Penang and Johor. In 2012, it expanded its presence into East Malaysia with the building of a state-of-the-art transportation hub in Kota Kinabalu, Sabah called Aeropod @ Tanjung Aru. Its international reach includes Vietnam, Australia, Singapore, China and the United Kingdom.



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Designed to recreate the wholesome, down-to-earth lifestyle we once took for granted, the green township of Setia Eco Cascadia was planned as a locale that draws its residents closer to their stunning natural environment. Inspired by a glittering waterfall and interspersed with charming water features, 20 acres of Setia Eco Cascadia has been reserved for thriving greenery. In recognition of these efforts to bring our residents back to nature, the Foresta precinct of Setia Eco Cascadia has been honoured with the prestigious **Institute of Landscape Architects Malaysia (ILAM) Award 2014 in the Landscaping category.**

Join us at our sales gallery to get a taste of the good life, a taste of Setia Eco Cascadia.

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