

# BUILDING & INVESTMENT

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NEXT YEAR'S COLOUR  
TRENDS BY AKZONOBEL

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# EDITOR'S NOTE

The falling price of crude oil and the strengthening of the US economy serves as a wake-up call for all business players that

the nature of business is cyclical, that is, there will always be ups and downs. Since the beginning of July this year when oil prices began to dip, billions of dollars have been wiped out of some companies' market values. Oil producing countries like Malaysia are affected, as can be seen by the local currency's all-time low against the US dollar.

However, all is not gloom and doom. According to the Statistics Department (Malaysia), the construction sector recorded a 10.7 per cent growth to RM25.3 billion in the third quarter of 2014. The highest percentage share in the third quarter was contributed by the construction of non-residential buildings sub-sector, which recorded a 34.5 per cent growth.

Meanwhile in this issue, we highlight projects like: Univ 360 Place (Sofa Suites and Strata Shops); an interesting story behind The Chengal House (tribute to the beauty and resilience of Malaysian hardwood); the Vincent van Gogh Foundation (former private mansion turned into an award-winning work); and Terminal Amanjaya in Ipoh (coach transport hub).

We also interviewed the GM of CIDB to discuss Quality Assessment System in Construction (QLASSIC); the Group MD/Founder of NCT to talk about their project ion Delemen @ Genting Highlands; and the CEO of Kingdom Property Co Ltd who shares his thoughts on the Asian and Malaysian property scene; among several others.

You might have noticed a change in our cover design where we pay tribute to "AkzoNobel's Colour of the Year 2015."

In our Design Feature section, we showcase several award-winning designs and ideas including: Prince Philip Residence in Montreal; Artopex's dazzling new showroom; The Redline Project in France; and a Loft project in Old Montreal.

If you have suggestions to offer or events that you would like us to cover, please feel free to drop us a note.

On that note, we wish all our readers happy holidays and Happy New Year. May 2015 continue to be another productive year!

ERIC TAN, EDITOR

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## Univ 360 Place: Sofo Suites and Strata Shops

Project by Zip Hill Development to revitalise the township of Seri Kembangan;  
Atelier Allen Teh Architect's designs inject vibrancy and dynamic form for a modern lifestyle.

**CONCEPTUALISED BY** Atelier Allen Teh Architect to “create vibrancy in the existing dull township (of Seri Kembangan), with the configuration of staggered layout reflecting the rapid movement along KL-Seremban Highway.” Aimed at re-vitalising an otherwise industrial backyard of Taman Serdang Jaya and instilling vigour to the area, Univ 360 Place by Zip Hill Development Sdn Bhd (F3 Capital Group) offers excellent high-rise living in a lush green environment. For active urbanites accustomed to life in the fast lane, Univ 360 Place is an ideal

address to provide respite from the rigours of the day and the hustle and bustle of the city.

Located on a 4.05 acre plot at Taman Serdang Raya, the industrial part of Serdang, KL South, facing the former APM Industries factory, Univ 360 is a leasehold mixed development comprising designer suites and duplex shop lots. Accessibility is a breeze via the North-South Highway (PLUS), Lebuhraya Sg Besi (SBE), South Klang Valley Expressway (SKVE), Lebuhraya Damansara Puchong (LDP), Sistem Lingkaran-Lebuhraya Kajang (SILK) and arterial road linkages, e.g., Jalan Raya 2 and Jalan Besar.



### Development Composition

Slated for completion in 2015, Univ 360 is a leasehold mixed development that comprises designer suites (603 units) and duplex shop lots (18 units) laid out in two north-south oriented towering forms, i.e.,

- Block A (East and West wing) 24-storey
  - Levels 1 to 5 : car parks
  - Level 6 : facilities
  - Levels 6 to 23A : residential
    - (a) studio units with built-up areas of 487 to 497 sq ft
    - (b) 3-room designer suites, 975 to 1,191 sq ft (option for private garden to make total built-up area of 1,148 to 1,363 sq ft)
    - (c) duplex penthouses, 1,685 to 1,818 sq ft
  - Levels 16 and 17 : amenities, i.e., sky garden, sky lounge, yoga zone and sky gymnasium



## Project Highlight



**CLIENT/OWNER:**  
Zip Hill Development Sdn Bhd  
(F3 Capital Group)

**ARCHITECT:**  
Atelier Alan Teh Architect (Project Team),  
Ar Alan Teh (Principal),  
Chaw Boon Kit (Project Architect)

**LANDSCAPE ARCHITECT:**  
Engky Design Sdn Bhd

**MECHANICAL & ELECTRICAL ENGINEER:**  
Perunding Mektrik Sdn Bhd

**CIVIL & STRUCTURAL ENGINEER:**  
KPR Associates Sdn Bhd

**QUANTITY SURVEYOR:**  
KCL QS Konsult



pool. There are more than adequate car parking facilities bays at Levels 1 to 5 in both towers and on the grounds of Univ 360 where, for peace of mind and privacy, 3-tier security is the order of the day.

### Environmentally Sustainable Design

Perhaps the real draw, what is more striking about Univ 360 Place is that it is a 'green' or sustainable building where landscape forms an integral part of architectural design, right from conceptual stage. In the offing is a new urban ecology that includes the following features:

- landscaping of perimeter and open areas (2300 sqm) and of podium (3,800 sqm),
- covered landscaped garden (1,600 sqm) at mid-level 16th floor
- sky deck and roof garden at Block B (1,000 sqm)
- innovative hanging gardens (1,100 sqm)
- rainwater harvesting for re-use in irrigation, hanging pocket gardens and hanging gardens,
- for energy efficiency, external building façade is fitted with large windows and glass railing balcony.

(The proposed total green area is 9,400 sqm, equivalent to 58% of the site area and an extra 48% on convention of 10% green reserve.) ■

- Block B 15-storey  
Levels 1 to 5 : car parks  
Level 6 : facilities  
Levels 6 to 15 : residential, 2-room designer suites, 656 to 810 sq ft

(All units come with excellent view of the pool, city or lake.)

### Facilities and Amenities

Consistent with up-market high-rise developments, a host of modern, albeit standard, urban conveniences are in place such as a BBQ area, business centre, cafeteria, changing rooms, children's play area, clubhouse, crèche (nursery), gymnasium (two), residents' lounge, sauna (male/female), surau, swimming pool, wading and splash



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## RE-DISCOVERING A 200-YEAR-OLD TREASURE

Chengal's superior strength and durability makes it useful in structural construction such as columns, beams and roof trusses.





Chengal House is a legacy to be enjoyed for many years to come.

## The Chengal House Story

A tribute to the beauty and resilience of Malaysian hardwood.

**CHENGAL HOUSE IS** an 11,000-square-foot clubhouse located at Sehati Residences in Cyberjaya, constructed using 200-year-old reclaimed chengal timber as a key element. The Chengal House story began when Paramount Property, the property arm of PCB, purchased an old shoe factory in Selangor, which they then discovered was extensively constructed from Malaysian hardwoods – mainly chengal and balau, with some merbau and kempas. Chengal is a number one hardwood, or a heavy hardwood, after belian and is highly valued for its quality, durability and density.

In an effort to ascertain its age, a piece of the reclaimed chengal wood was sent to an expert from the Faculty of Forestry in Universiti Putra Malaysia, Associate Professor Dr H'ng Paik San. What ensued after an extensive carbon-dating process in the US was the surprising revelation that the age of this wood was approximately 200 years old. This makes it one of the oldest chengal wood finds in Malaysia today.

Recognising its worth, Paramount Property, the property arm of PCB, came up with the idea to use the reclaimed chengal wood as a core element of design



Chengal House.

in the construction of the Sehati Residences clubhouse, which was then aptly named Chengal House.

Architects for Sehati Residences were commissioned to design a clubhouse that is

green, incorporating the reclaimed timber to complement the Sehati Residences' concept of "inviting the outdoors in". As such, Chengal House is designed to incorporate double-volume ceilings and natural ventilation.



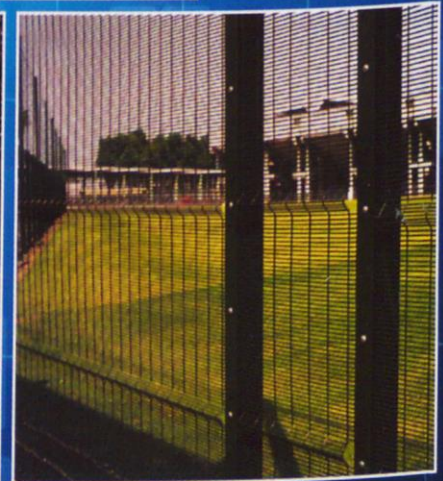
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