



# Big bad blunders

> Common interior design mistakes

**A**CCORDING to experts, making decorating boo-boos is more common than one would think, despite the many articles, books, guides and interviews with interior designers out there. Say some industry professionals, some mistakes are so easily committed that even designers long in the business themselves make them.

In this article, interior designers weigh in the most common interior design mistakes that almost everyone will, if not would have already committed, in their homes.

## ZERO-PLANNING

Too often, excited homeowners have an idea of what they want their home to look like without taking into consideration the cost and space needed to recreate that said look.

It is good to know what you want a particular room to look like, but establish a budget and measure the dimensions of the room first. With the necessary information at hand, it will be easier to take your dream design and rework it into the "template" that you have.

Look for online room arrangement tools to help with visualising your dream design and plan the room layout before starting work on it. It takes a lot of planning to get that dream home you saw on Pinterest. Moreover, every item that goes into the room should complement each other. It is common to forget that principle, which has seen many homeowners purchasing items in isolation and do not think how it could or can't work with the other pieces.

## ONE SIZE FOR ALL

Having a good layout will also help you avoid unnecessary spending on furniture that ends up cluttering a space.

Home Polish interior designer Ashlie Mastony remarked that it is more financially savvy to invest in one slightly expensive statement piece than buying lots of

inexpensive small accessories to function as accents.

"The most common interior design mistake I see is when people buy lots of small furniture pieces, or piles of accessories, to avoid investing in a big high-impact item like a great sofa, an awesome headboard, or an amazing piece of art. In the end, the little things cost just as much and space feels cluttered rather than cohesive," Mastony said.

Hutsly founder Anthony Grosbois chimes in saying, "A small sofa plus a small table and a small lamp equates to a small idea. Consistency is not always a good thing! Playing on the scale of your furnishing is a great way to add some interest to your room."

London-based interior designer Abigail Ahearn agrees too, adding that one simple styling mistake could prevent a room from reaching its full potential. "If everything is the same size or if everything is either too big or too small, your room will read like a hot mess," Ahearn explained. "The easiest trick is to think of your space as a city and fill it with a combination of heights and proportions. Look at any cityscape and you'll find this intriguing mix of scale and a unique blend of fascinating shapes ... that's what you want to nail!"

## RAY OF LIGHT

Just one ray of light, that is. Most Malaysian homes have the typical fluorescent tube lamps in their home. What's important is having layered lighting options and



Depicting a home that is 'lived-in'.

PHOTO: WWW.POPSUGAR.COM



Decor or clutter?

PHOTO: WWW.HGTV.COM



Floating rugs.

PHOTO: WWW.HGTV.COM

dimmers in the home.

"Lighting is incredibly important in any space. When lighting is washed over you from above, it can be unflattering and harsh," said EyeSwoon founder Athena Calderone.

Calderone notes that overhead lighting often seems like the most obvious choice, but various light sources are needed to create an ambience, especially a cosy and captivating one. "Always choose soft white bulbs. Harsh fluorescent or white lights can make a space feel stark and uninviting," she added.

Interior designer Mary Cook shared her tips on choosing the right lighting. "You have to think about the colour of light, the quantity of light and where to place it. You have to think about light at various times of the day and various times of the year," Cook said.

"The best way to design your lighting for success is in layers with as many of those layers as possible to be switched separately and on dimmers. So now you can adjust your lighting for whatever kind of mood you want," Cook added.

Citing a recent project with her partner, Michael Smith, the duo shed some light on ways to layer lighting in a home. "In two-storey foyers or staircases, we will often use clusters or groupings of fixtures together to add impact at the right scale. In the dining room, we integrate

chandeliers or pairs of chandeliers to light the space and add decorative interest. Table lamps are next to the living room sofa or on a nightstand in the bedrooms."

## COLD FEET

Rugs are largely under appreciated accessories. In the day of open concept homes, rugs serve to define spaces and draw boundaries between the varied functions of a home.

The living room is a prime example of when a rug comes in handy. Sadly, not only is there a strong dislike for rugs in Malaysian homes - primarily due to "high maintenance"; the wrong size is usually picked out for its intended function.

"Living room rugs should be big enough for at least two legs of each furniture piece to be on it, if not all four," said home style expert Emily Henderson, who lists small rugs as one of her design pet peeves. "A living room rug should really ground the whole seating around it. It tells everyone that this is where the conversation is. A small rug makes it feel disjointed and really cheapens everything."

Henderson insists that living room rugs should be at least 8ft x 10ft. "Considering a 4ft x 6ft? Don't. That's fine next to a bed, in a kitchen, or in an entrance way, but a 4ft x 6ft rug will assuredly not

work in your living room."

## LACKING PERSONALITY

Lastly, never give in to the pressures of having the latest home design trends. Even leading interior designer and TV personality Nate Berkus believes the same. "The mistake people make is that they're often insecure. They look over their shoulder and listen to what everyone else is talking about instead of sitting down and asking, 'What do I really love?'"

So, take time to sit and jot down what you like within your home. Do research and skim through the common blunders mentioned above to ensure you haven't made the same mistake. Then slowly but surely decorate interiors in the way you would feel most comfortable living in.

Trends merely serve as inspiration for future re-decorations and as a point of discovery of one's preferred home design. The rule of thumb - create a home that you would love to live in rather than one that is just nice to look at.

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Too large and bulky.

PHOTO: WWW.HGTV.COM



Balanced furniture.



Functional lighting.

PHOTO: WWW.HGTV.COM



PHOTO: TEMPORALICADEZA.COM.BR



**W**HILE many first-time, soon and wanna-be home owners are looking at the various incentives and programmes announced in Budget 2017 in buying their first or affordable home, here is another option, something out-of-the-box.

Not the usual or popular choice of many, but altogether an alternative that could save one dollars and cents (or in our case, ringgit and sen), especially during these times when the economy of the country is not at its best. *theSun* talks to B.I.G Plots Sdn Bhd director Tan Hwa Chuan who shares an unconventional alternative where affordable housing is concerned.

### THE MARKET

For a start, we take a brief look at the property market in Malaysia, which is lagging and expected to remain in this slow-loris pace into the next year.

"I think before the elections, there will be some small 'good things' to look forward to as there usually are. But for now, as we all know the property market is slow and there are fewer developers launching new property projects. What you see now are the balance of the phases from last year's projects mostly. Then again, there are certain projects like the shops in Batu Kawan which can be launched due to its good location near Ikea. Selectively, there are some projects that can be quickly taken up like Skyworld's project in Sentul. Old towns like Kepong also have good projects. The presence of shops and malls or even universities and colleges can also help enhance the sale of property around the area," shares Tan.

According to Tan, the value of Desa Park City's Nadia homes has dropped by about 20%. However, he says it would still make a good sub-sale purchase as the location itself can help fetch a good price for a piece of real estate there. Tan then shares how he purchased a piece of property at RM700k (having worked out its re-sale value) that he managed to sell almost twice higher, at RM1.35 million. A tip from Tan, especially during this slow period is to do more research before making a decision. As a heads-up, he shares about a development project in Sentul selling at RM375 per sq ft when other developers in the area have their properties going for RM650 per sq ft.

### UNCONVENTIONAL OPTION

With the current situation the property industry faces now, Tan sheds light on another alternative, that could come under the "affordable home" umbrella. In this case, you may not be purchasing your "ready-made home" per se, instead, buying land to build your home, which could save you a lot of money, depending on your wants and fancies. [Think cheaper home alternatives as in container homes, which are quite the fad.]

Then again, Tan says that buying land as an alternative to purchasing a ready-made home could pose as a cheaper alternative, but can also work out to be a more expensive one, depending on how one goes about closing the deal and naturally, the price of the land itself.

He gives an example: "Desa Park City mansion of 35' x 80' with built-



> A look at land to build and make home of

up of about 5,000sq ft costs around RM5 million. Across the road is Country Heights Damansara offering dual bungalows where the land is offered at RM2 million and building costs comes up to around RM5 million and other additional charges, rounding off at RM8 million for two bungalows with built-up of about 15,000 sq ft across the same amount of land. As it works out, at Country Heights, for RM4 million, I could stay in a bungalow compared to a super link house in Desa Park City. In this scenario, land is a cheaper option, but only if one wants to build homes."



### CAUTION AND COUNSEL

So, if it could work out cheaper to buy land and build one's own home, why aren't people flocking to view the vast amounts of available land in the country? Tan's reason: "There is a lot of work to be done in the case of land purchase. The design and approval itself will take up to a year before all is settled. When it comes to house design, there may be many opinions and wants from family members and relatives, which could make things complicated. Complications could cause the approval and design process to be delayed for an additional year. Due to the amount of work and time taken, many opt to buy the conventional houses offered by developers, instead of building their own houses." From experience, Tan says that most people would rather enjoy the convenience than save money and cost. Besides, how many of the average Janes and Joes can say they know the ropes in purchasing land, especially with

each state having its own terms and conditions, along with the various land titles, do's and don't's and nitty-gritties often associated with land purchase.

Tan then shares about the tedious processes and some conflicts a buyer could encounter, especially with contractors who may not understand the building concept and so forth. But for those who are interested in learning how to buy land to build their own homes, Tan suggests buying a bigger plot to build a couple of homes to sell off once completed as the amount of time and effort taken to build just one or a couple more, is quite the same (provided they're in the same location).

### TIPS AND TRICKS

Firstly, Tan says the land must be residential land. "If one buys agriculture land, which is cheaper, only one house can be constructed on each acre of land. In the end, it doesn't make the "investor" much profit or he could lose money all the same," informs Tan. "Check with the land office, like in KL, check with DBKL on the land you intend to buy. Is it zoned as agricultural, commercial, industrial or residential land?"

"The best land for building is commercial land because you can still build residences on commercial land and sell small units. Moreover, the category of the land will affect the land value. In industrial zoning, you cannot build houses but you can apply with the local government to



dezone the area as an industrial area and change it to a commercial one. Once done, you can build shop lots and apartments. Petaling Jaya is an example where industrial land has been transformed to become Jaya 1 and Jaya 33," Tan shares.

However, Tan says it is important to have foresight, to monitor the surrounding land area, do a lot of research and be knowledgeable enough before you "play the game". He reminds that to get the home design approved takes at least a year for an experienced developer, two years probably for the inexperienced home buyer.

Tan also suggests one carefully select the team they intend to work with when buying the land to build their own home/s. There are agents who are knowledgeable and then there are agents who only know how to pass titles. "For the land investor, I would suggest that he or she join some class to learn the ropes. If not, try to learn from lawyers, property experts and developers. From there, you will quantify how you see a piece of land and whether it is worth for you to invest in," shares Tan who conducts classes on land purchase himself, as director of his own company B.I.G Plots handling mergers and acquisitions for land investment.

### RECAP AND REVIEW

So we know that much time, money and effort is needed to get started. But is now a good time? Tan says now that the property market is slow, is the best time to invest in property. "There is great opportunity in times like these. Property developers in these times are more humble as they have a lot of stock and they want to break even. Due to this, many are willing to discuss reducing the price of the remaining stock which makes it a good opportunity.

"The same thing can be applied to land as there is always land to be sold and bought. So it is important to be updated on the situation from the land owners and shareholders. Like during the 2008 crisis, there were many rich people who became richer, despite the problems they were faced with." So for Tan, it is a busy period now as he gathers his partners and customers to get into

the market. For those interested in learning more about land purchase and investing in property, Tan advises to join his next course taking place in the first quarter of 2017 or look him up for private consultation.

#### Basic Data Checklist

- ▶ land size
- ▶ land title tenure and type (freehold/leasehold)
- ▶ location map
- ▶ land gradient or contour
- ▶ accessibility and infrastructure
- ▶ surrounding - townships, projects, etc.
- ▶ distance to amenities

#### Site Visit Checklist

- ▶ accessibility
- ▶ project showrooms nearby
- ▶ position of sun
- ▶ terrain
- ▶ infrastructure
- ▶ soil condition
- ▶ flood prone area, zone and water streams
- ▶ high tension cables
- ▶ graveyard or cemetery

#### Land Office Checklist

- ▶ ownership - to verify actual owner of the land
- ▶ use and status of land - to verify the use of the land, the condition it is in, gazetted as Malay Reserved or for commercial purposes, freehold or leasehold tenure, etc.
- ▶ Temporary Occupation Licence (TOL) - to verify if the land was granted with TOL
- ▶ government acquisition - to verify if the land will be subjected to government acquisition
- ▶ caveat - to ascertain if there is any caveat lodged onto the title by its current or previous owners
- ▶ charges - to verify if the subject land is charged to a financial institution already

\* Retrieved from *Make Big Money Via Land* by Tan Hwa Chuan



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# On track

## > KL-Singapore High Speed Rail – bane or boon for the local property industry

**A**CCORDING to recent reports, the KL-Singapore HSR agreement will be signed and sealed in 2016. With that, *theSun* briefly examines the project, the objectives of the project, the pros and cons for the property industry and more.

### PROJECT OVERVIEW

Generally, connectivity and a good networking system often begets more advantages than disadvantages. In the case of the KL-Singapore HSR project, it was envisioned years ago and part of the Economic Transformation Programme, launched in 2010. The southern corridor HSR was in fact, one of the Entry Point Projects included with the intention to “improve the economic dynamism of the country’s capital city and better livability rankings, similar to other cities around the globe”.

Said to be a major catalyst in the development of Greater Kuala Lumpur/Klang Valley – the project ultimately aims to transform Malaysia into a high-income economy nation by 2020. According to research and

projections mobility and market demand between the two countries, KL and Singapore, will double, economic returns will benefit both countries increasing business activities which will have multiplier benefits, socio-economic advantages included.

Fundamentally, the HSR will reduce travel time between the two countries, requiring a mere 90-minute ride from one point to the other. This will also open up opportunities to rejuvenate the smaller cities, especially where the six in-between stops/stations are located along the (about) 350km high-speed double-track route.

These include:

- Bandar Malaysia (Kuala Lumpur),
- Putrajaya,
- Labu in Seremban (Negri Sembilan),
- Ayer Keroh,
- Pagoh in Muar (Johor),
- Batu Pahat,
- Iskandar Puteri (Johor) and
- Jurong East in Singapore.

### PROS AND CONS

**Advantages of the Kuala Lumpur-Singapore HSR**

- ▶ **DRIVING THE NATION’S ECONOMY**  
Part of the Economic Transformation Programme (ETP).
- ▶ **Six TRANSIT LOCATIONS**  
Putrajaya, Seremban, Ayer Keroh, Muar, Batu Pahat and Iskandar Puteri.
- ▶ **90-MINUTE JOURNEY TIME**  
Providing a fast, reliable and pleasant ride for passengers.
- ▶ **SPEED 300KM/H**  
Experience comfort and luxury at high speed.
- ▶ **CONNECTING MALAYSIA’S SOUTHERN CORRIDOR (KL-JOHOR)**  
Enjoy a quick and cosy ride to your destination.
- ▶ **MYHSR CORPORATION**  
Dedicated to deliver a better mode of transport.

Source: Retrived from <http://www.myhsr.com.my>



It is reported that the project will put Malaysia in the league of “mega cities” and bring great opportunities to the people and smaller towns where the HSR stations are located. A business article reported MyHSR Corp Sdn Bhd CEO Mohd Nur Ismail Kamal as saying that the project has the potential to have positive long-term economic impact on Malaysia with economic benefits estimated at some RM21 billion in GDP by 2060. The project is also expected

to create some 11,000 jobs and bring multiple benefits resulting from construction.

There are endless possibilities that can lead to a host of other benefits and advantages like:

- ▶ Increasing the population in the smaller cities and improve the economy of these smaller towns.
- ▶ Modernisation of these once “quaint” towns that can draw and attract more people to these places.
- ▶ Expansion and growth of the

current “concentrated” city centres, hence, disperse concentration and ease congestion.

- ▶ Better connectivity and accessibility to these smaller towns that will raise living standards and lifestyles of those living in the area.
- ▶ Speedier commute, which works out to be more cost saving to draw Malaysians and Singaporeans together.
- ▶ Improve tourism industry.

▶ Singaporeans could benefit by living in Malaysia to enjoy cheaper living costs while earning Singapore dollars.

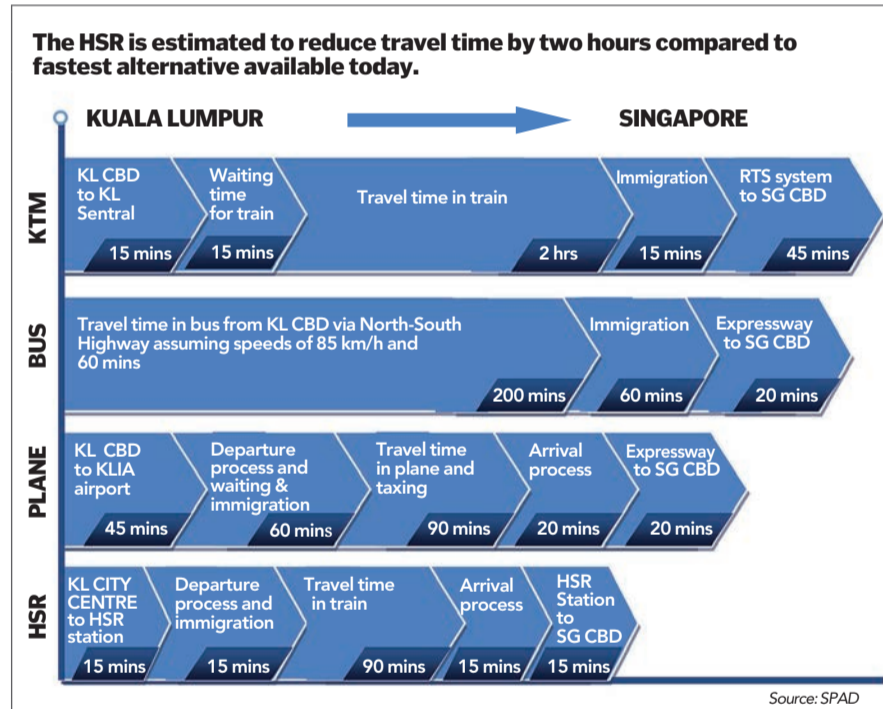
- ▶ Less congestion – on the roads, on regular train lines and at immigration checkpoints.
- ▶ More time for families to enjoy time together (those with parents working across the borders) and other plus points.

While tremendous benefits are expected, especially for Bandar Malaysia and Iskandar Puteri, the HSR network is also said to establish greater accessibility that will eventually lead to more Malaysians working in Singapore and living in Malaysia. This inter-connectedness is

expected to benefit Singaporean businesses, enabling such companies to set up manufacturing plants in cheaper locations in Malaysia, yet conduct trade in Singapore via headquarters and such, to enjoy the best of both worlds.

On the other hand, disadvantages could include over development, especially in the towns where HSR stations are situated, greater pollution and destruction of land as development takes place. Additionally, according to some reports, these towns hosting HSR stations were once plantation and farming land. Development may affect food supply in the country.

Nevertheless, only time will tell on this “game changer” expected to impact both nations in and around 2026 once it is completed. Follow our property section next week as we share further insights related to property and the project.



## Enchanting township carnival

A hive of activity enfolded at IJM Land Berhad’s (IJM Land) sales office recently as the development firm celebrated its annual family carnival to the theme “Fiesta Magica, A Journey Through Fairy Tales and Happy Trails”. From a gathering of Cosplayers for a costume competition to a blood donation drive and a whole range of other interesting activities, the scene surely communicated IJM Land’s Seremban 2 tagline – “A Great Place to Live”.

According to IJM Land’s senior general manager Hoo Kim See, organising the family-centric annual event with the support of the residents and potential buyers of Seremban 2 has always been a meaningful affair for the development company. “We want young couples and families living in this ideal township to enjoy this journey of togetherness



Some cosplay competitors with IJM Land senior sales and marketing manager Christine Wong (third, left).



IJM Land sales office, Seremban 2.

within Seremban 2’s safe living environment and strategic location.”

The carnival atmosphere was even more enchanting with thousands of LED lights forming a “Tunnel of Love”, Cinderella’s Pumpkin Carriage, Giant Mushrooms and more, plus a backdrop which will be up until Christmas for visitors to snap a

picture for the “Magical Moments Photo” contest that comes with a cash prize of RM3,000.

The highlight of the event this year was the lucky draw sessions that offered prizes worth RM20,000 including an iPhone7+. For more information on this township in Negri Sembilan (that is currently 70% completed), visit [www.seremban2.com.my](http://www.seremban2.com.my)

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## On track PART 2

> Developments and areas to keep an eye on



**W**ITH the current outlook on how the Malaysian ringgit is performing in the money market, many are holding on and taking on the “wait-and-see” approach, especially where purchase of property is concerned. However, a percentage of astute business persons who have conserved are said to be taking advantage of these “down times” and “low periods”, negotiating for some of the best deals in property.

For those waiting for the right time to buy or invest, any time is just as a good time to purchase, provided you have “holding power”. This Dec 5, while reports announce of an MoU to be signed between Singapore and Malaysia’s prime ministers on the much anticipated Kuala Lumpur - Singapore High Speed Rail (HSR) project, we consider the impact it will have on property along its route.

While last week we examined the project and its pros and cons, this week we highlight the towns and areas the HSR project will most likely run through, along with its proposed transit stops and stations expected to impact real estate in the area and its surroundings.

Below are a couple of areas and residential development projects to keep an eye out for.

### 1) BANDAR MALAYSIA

For those who did not know, Bandar Malaysia is located some 3km away from the Tun Razak Exchange (TRX). It spans 486 acres and will offer a township and well-connected city with high sustainability ratings established on a green development foundation that offers affordable urban housing and a quality family lifestyle. The world-class development will include residential spaces equipped with child-friendly facilities in a safe and secured environment. According to the residential



PHOTO: WWW.EATONRESIDENCES.COM.MY

Eaton Residences.

blueprint, residential spaces will include an ideal mix of luxury city homes, SOHOs, affordable housing and more. The development will accommodate the Kuala Lumpur - Singapore High Speed Rail project, which is reported to run through the area, linked by two MRT stations, at Bandar Malaysia North and Bandar Malaysia South.

### 2) EATON RESIDENCES

A residential project offering 632 units of luxury condominiums, spread out across a 52-storey handsome building standing tall along KL’s Embassy Row close to Bukit Bintang. According to reports, the development project

will be linked to the MRT line that leads to Bandar Malaysia. The development project will be handled by GSH Properties (Malaysia) Pte Ltd, a company under GSH Properties Pte Ltd which is fully owned by Singapore-based GSH Corporation Limited. Other Malaysian property development projects handled by GSH include Coral Bay @ Sutera and The Point @ Sutera, both in Kota Kinabalu. The company has a wide range of other projects and businesses around Asia and beyond.

### 3) DEVELOPMENTS AROUND PRECINCTS 12, 14 AND 15 IN PUTRAJAYA

One to keep an eye out for is S P Setia’s Dwiputra Park Homes in Precinct 15 offering a mixed development project that include freehold condominiums and a variety of landed residential types, facilitated with a sub-commercial centre. The essence of this development project is its two themes featuring “an intelligent city” and “a city in a garden”. Within this enclave in the upcoming launch of Setia Seraya Residences, said to be a fashionable address piqued with comfort, convenience and luxurious style. To keep in view are Pine Valley and Augusta by Putrajaya Holdings among others.

### 4) LABU, NEGRi SEMBILAN

Other than the PRiMA project on-going in Labu located within the Seremban district, there is Sime Darby’s Bandar Ainsdale which has various residential and commercial property types to offer. Located some 18 minutes to Labu is Bandar Sri Sendayan. The developer Matrix Concepts Holdings Berhad (MCHB) is reported to have purchased land in Labu itself, for upcoming development. Known as “The Damansara of Seremban”, Bandar Sri Sendayan comprises a freehold mixed development township that is far from the sleepy town it once was.

## Kuala Lumpur - Singapore High Speed Rail



PHOTO: WWW.LTA.GOV.SG

### 5) SUNGAI BESI AREA IN KUALA LUMPUR

Ivory Properties Group, known for its projects in Penang and the northern sector, has purchased land to develop its first project in KL offering office and loft suites, plus serviced apartments. It was reported to have signed a joint venture agreement with LLK Properties, reported to be working on a project offering high rise serviced apartments and office suites. Berjaya Properties also has shoplots and condominiums to offer in its 1 Petaling Residences & Commerz @ Sg Besi development. Location near Bandar Tasik Selatan is said to be excellent, connecting to the Ampang LRT line and the KLIA Transit. ASM Development under Maju Holdings Sdn Bhd is also working on its 29-storey residential tower that will link to both the MRT and KTM train lines. The project will offer two-floor loft living concept units under a lease and purchase scheme at a tag estimated around RM590,000 per residential unit.

### 6) AIR KEROH, MALACCA

With a landbank of above 541ha in Ayer Keroh, IOI Properties Group Berhad is reported to be a potential beneficiary, getting a boost from both the Klang Valley Mass Rapid Transit (KV MRT) and the HSR, especially since one of the HSR transit points is reported to be

stationed at Ayer Keroh.

### 7) PAGOH IN MUAR, JOHOR

Located off the Pagoh interchange on the North-South Expressway in Muar, Johor, the 4,082-acre Bandar Universiti Pagoh masterplan includes a 500-acre higher education hub comprising four reputable public institutions which are campus-equipped with shared facilities. A purpose-built student village thriving with retail and leisure facilities within walking distance to the universities - the township will soon be launching its residential and industrial properties. With a HSR station in Muar, some 15 minutes away from this education hub, students will benefit from this convenience.

### 8) BATU PAHAT, JOHOR

Apparently Batu Pahat residents are looking forward to the connectivity and convenience that will come with the establishment of the HSR station in this town. This is especially so for Johoreans living here and working in

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PHOTO: WWW.DWIPUTRA.COM.MY

S P Setia’s Dwiputra Park Homes.



PHOTO: WWW.SIMEDARBY.COM

Sime Darby’s Bandar Ainsdale.



▶ FROM PAGE 23

Singapore. This town is also known for its vast plantations, a huge percentage owned by Genting Plantations Berhad. While it is not confirmed that one of the HSR stations will be established near the Genting Group's Pura Kencana township, in Sri Gading, 12km from Batu Pahat, word has it that development plans have already been proposed - housing, mall, clubhouse facilities, etc. Genting Pura Kencana is also the newest real estate project of Genting Property.

**9) ISKANDAR PUTERI, JOHOR**

The last station along the HSR line is at Iskandar Puteri (formerly known as Nusajaya), the final stop before arriving at one's destination in Singapore at Jurong East. This district is hot with property investors, more so with the educity located in the centre attracting students from across the globe, Singapore included. It is reported that getting to class from Singapore will only take a few minutes. This last station is expected to benefit developers Kuala Lumpur Kepng Berhad (KLK) and UEM in Iskandar as both companies have a joint venture project in this area - Gerbang. Gerbang is also one of five zones within the Iskandar region, which is heavily invested by the Singaporeans - Melia Residences and Gerbang Nusajaya, among other developments around the area.

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## Last of Rimbayu's Penduline

**CHOOSING** and owning a roof over one's head is no doubt important in life. For a young person starting out in life and building their career, that choice of home must fit the bill in terms of value and comfort.

With that in mind, IJM Land Berhad's Penduline development project in its Bandar Rimbayu township is said to fulfil all the requirements of a first-time home buyer.

**VALUE AND COMFORT** Bandar Rimbayu is located close to Kota Kemuning. It is easily accessible via five major highways. The township offers four precincts comprising Flora, Fauna, Bayu and a soon-to-be bustling commercial hub.

Penduline which refers to a type of small passerine bird, is located in the Fauna precinct. It comprises 625 double-storey link houses built across an expansive 54.95 acres.

Designed in an exclusive enclave with two separate and exit points, the launch of Type A and B homes were well received and snapped up within a short period. The recently launched Type C phase offers homes of mid-century modern design. It is expected to resonate well with those in their



mid-20s and 30s. There is a homely feel in the neutral concept of these homes that are accentuated with natural wood finishing.

**COSY YET SOPHISTICATED** Pleased with the launch of the latest parcel was IJM Land Berhad's managing director Edward Chong. "Value isn't just about offering affordable homes, it's about tuning into the desires of the home buyer and presenting them with a mindful space - one that they will be happy to live and prosper in for years to come," he said at the launch.

This is the final phase of residences under the Penduline parcel offering 155 units of 20ft x 70ft homes with a build-up space of 2,028 sq ft. The first three phases of Penduline homes are expected to be completed by Q1 of 2018.



To get a better feel of the essence of Penduline homes, view the show units at Bandar Rimbayu. For more information, visit [www.rimbayu.com](http://www.rimbayu.com)





**New Launch**  
Double Storey Terrace Houses  
Built-up area: from 2,225 sqft Price: from RM373,000

# 20'x75'/80'



*Phase 7.3(1)* artist impression

## Nature in the Midst of living





*Phase 7.3(2)* artist impression

Double Storey Terrace Houses  
Standard lot size: **24'x80'** Price: from RM480,000  
Built-up area: from 2,625 sqft



*Phase 6.1A(1)* artist impression

Double Storey Semi-Detached  
Standard lot size: from **40'x90'** Price: from RM798,000  
Built-up area: from 3,375 sqft

**Special Feature**

- 1,254 acres of integrated township development
- A green leafy pleasant suburb with Ipoh City's charm
- Located approximately 4km from Simpang Pulai interchange
- Freehold virgin land
- 2 recreational lake parks (32 acres Eco Park 1 and 24 acres Eco Park 2)
- Security features
- Practical and functional design with renovation free concept

**SHOWHOUSES OPEN FOR VIEWING**  
Weekday (10am-6pm) • Weekend / Public Holiday (10am-7.30pm)