

Tamarind Square

MALAYSIA PROPERTY
AWARD 2021







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11th April 2021

The Organising Committee for Malaysia Property Award™ 2021

FIABCI Malaysian Chapter
Suite E-12-10, Plaza Mont'Kiara
No. 2, Jalan Kiara, Mont'Kiara
50480 Kuala Lumpur

Tel: + 603 6203 5090/91
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Dear Sir,

DECLARATION BY CANDIDATE/PARTICIPATING COMPANY

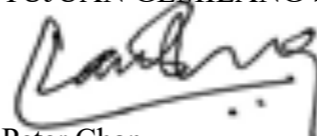
The above subject refers.

I, the undersigned, on behalf of my company, hereby declare that:

- I am responsible for the submission of my project Tamarind Square in the Mixed-use Development category at the Malaysia Property Award™ 2021.
- I (or my senior member from the Board of Directors) will attend the Malaysia Property Award™ Ceremony - Gala Dinner to receive the award should our project win the award.
- I understand that the Organising Committee has the right to withdraw our winning award if we refuse/ do not attend and receive the award at the Award Ceremony.
- I agree that only one (1) person from each winning project is allowed to go on stage to receive the award at the Award Ceremony.

Thank you.

Yours sincerely
TUJUAN GEMILANG SDN BHD


Peter Chan
Executive Director

curriculum vitae



Ahmad Khalif Tan Sri Mustapha Kamal

aged 42, is the Executive Chairman of Tujuan Gemilang. He graduated from the University of Western Australia with a Bachelor's Degree in Commerce in 2000, and an MBA in 2012. He spent several years working in MK Land Holdings Bhd, a public-listed property company, focusing in the area of finance. In 2012, he became the CEO of the Emkay Group of Companies. Ahmad Khalif, or Akay as he is generally known, remains active in the running of TG and also sits on the Boards of several property companies.

Akay is passionate about sports. He is particularly good at golf (single handicap, of course), plays the occasional game of football (wisely placed between the goalposts) and also owns a multi-purpose sports centre.

Peter Chan

aged 59, is the Executive Director of Tujuan Gemilang. He graduated with a Master's of Science in Real Estate Development from the Massachusetts Institute of Technology (MIT) in 1991. He has gained international exposure with major property developers in Hong Kong and Indonesia. He was a Chief Operating Officer (COO) in MK Land from 1997 to 2004, and implemented many innovative ideas and concepts at the company's projects during this period.

Peter is, like Akay, passionate about sports and was a marathon runner and Ironman triathlete. When not looking at buildings, he tends to the garden and goes on regular meditation retreats.



company profile



Tujuan Gemilang

Tujuan Gemilang commenced business in 2005. The two shareholders, Ahmad Khalif and Peter Chan had worked in a public-listed property company and had left with the aspiration to do property development that was more meaningful to them. This aspiration is articulated in the purpose of the company, 'to craft significant projects with bold ideas'.

The company's maiden project, PJ Trade Centre, was completed in 2009 and clearly illustrates the company's purpose. It is an office development that is unlike any other in the country; it is bold, different and has a strong message. The project has won a string of awards including the Fiabci Prix D'Excellence Award 2013, Malaysia Property Award 2012, PAM Gold Award for Commercial Design and Interior Design 2011 and ILAM Landscape Award 2010. More recently, the project also won the EdgeProp Built for Sustainability Award in 2020.

The company's second project was an office development called Point92. The project has proven to be equally significant. It too has won many awards including the Fiabci Prix D'Excellence Award 2015, Malaysia Property Award 2014, PAM Gold Award for Commercial High Rise 2014, ARCASIA Gold Award For Architecture 2014 and ILAM Landscape Award 2014. It was shortlisted in the World Architecture Festival Award 2013, the largest architecture awards programme in the world. The project has also been featured in many magazines.

The company's third project, named Tamarind Square, is located in Cyberjaya. Phases 1 & 2 were completed in 2017 and Phase 3, Tamarind Suites, was completed in 2018. In 2019 it won the PAM Gold Award for Commercial Low Rise Category and a commendation in the Multiple Residential (High Rise) Category for Tamarind Suites, the SOFO/Residential component of Tamarind Square.

In 2014, Tujuan Gemilang won the IAIR Award for 'Best Company in Leadership, Property Development, South East Asia', in recognition of its 'ability to innovate with creativity and passion, with a commitment to excellence'. IAIR is an international finance magazine based in Milan, and has annual awards to recognise innovation, excellence and sustainable development. Award recipients were selected by over 50,000 IAIR readers, international teams of journalists and industry leaders through independent nomination questionnaires.

Name Tujuan Gemilang Sdn Bhd

Business address
B-03-03, Menara Bata, PJ Trade Centre,
8, Jalan PJU 8/8A, Bandar Damansara Perdana,
47820 Petaling Jaya, Selangor Darul Ehsan.

Type of business Property Development

Date of incorporation 14 July 2004

Authorised capital RM 5,000,000.00

Paid up capital RM 2,000,000.00

Shareholders

Ahmad Khalif Tan Sri Mustapha Kamal (76%)
Peter Chan Sai Kong (24%)

Directors

Ahmad Khalif Tan Sri Mustapha Kamal (76%)
Peter Chan Sai Kong (24%)

- 1 Peter Chan & Ahmad Khalif
- 2 PJ Trade Centre
- 3 Point92 (now Menara OBYU)
- 4 Tamarind Square

candidate information form

PROJECT NAME TAMARIND SQUARE

CATEGORY ENTERED MIXED-USE DEVELOPMENT

Full Project Address

Tamarind Square, Persiaran Multimedia, Cyber 10,
63000 Cyberjaya, Selangor Darul Ehsan.

DETAILS OF CONTACT PERSON FOR SUBMISSION

Company Name Tujuan Gemilang Sdn Bhd
Contact Name Encik Abd Rahman bin Mohd Nor
Designation General Manager
Company Address
A-02-12 Tamarind Square, Persiaran Multimedia,
Cyber 10, 63000 Cyberjaya,
Selangor Darul Ehsan.
Telephone 03 8800 8300
Fax 03 7725 7900
Mobile 012 364 4889
Email flyman@tujuangemilang.com.my

CONTACT DETAILS OF ORIGINAL DEVELOPERS

Company Name Tujuan Gemilang Sdn Bhd
Contact Name Mr Peter Chan Sai Kong
Designation Executive Director
Company Address
B-03-03 Menara Bata, PJ Trade Centre, 8 Jalan PJU 8/8A,
Bandar Damansara Perdana, 47820 Petaling Jaya,
Selangor Darul Ehsan.
Telephone 03 8800 8300 / 03 7728 0300
Fax 03 7725 7900
Mobile 012 305 1217
Email peterchan2803@gmail.com

CONTACT DETAILS OF CURRENT OWNERS

Same as above

**AUTHORISATION OF CURRENT OWNER OR
DEVELOPER TO SUBMIT THE PROJECT FOR
MALAYSIA PROPERTY AWARD™ 2021**

Company Name Tujuan Gemilang Sdn Bhd
Contact Name Mr Peter Chan Sai Kong
Designation Executive Director
Company Address
B-03-03 Menara Bata, PJ Trade Centre, 8 Jalan PJU 8/8A,
Bandar Damansara Perdana, 47820 Petaling Jaya,
Selangor Darul Ehsan.
Telephone 03 8800 8300 / 03 7728 0300
Fax 03 7725 7900
Mobile 012 305 1217
Email peterchan2803@gmail.com

SIGNATURE



DATE 11.04.2021



general description of project

Project Description

Tamarind Square is a strata commercial hub comprising semi-detached, garden and retail shop-offices and SOFO units on a 14.54-acre freehold land in Cyberjaya. Offering a streetscape-type shopping experience, it is the only scenic modern-day mall in Cyberjaya that is set within a green oasis. Today, it houses a premium grocer, the first 24-hour bookstore in Malaysia, a range of F&B outlets and creative offices. It is also designed to be a community centre with event spaces catered for social, communal activities and gatherings. The SOFO complex, Tamarind Suites is one of the most innovative and artistic building designs in Cyberjaya.



a. What are the components of development in the project? Please state the components that are submitting for Award evaluation i.e. Residential, Office, Hotel, Retail, etc.

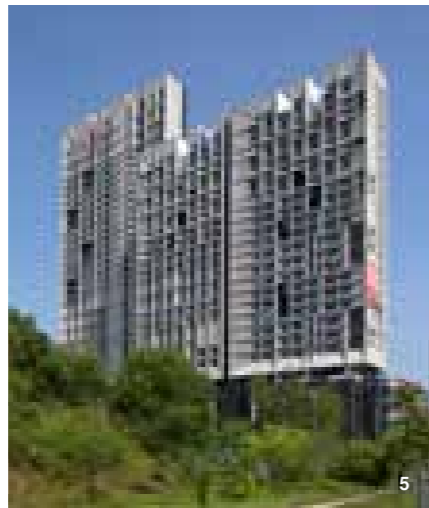
- i. Component 1: Residential (SOFO)
- ii. Component 2: Office (4 & 5-Storey Semi-detached Shop Office + 3-Storey Garden Shop Office)
- iii. Component 3: Hotel (Not Applicable)
- iv. Component 4: Retail (Retail Block)

b. What was the general objective as regards to the concept of the project?

The general objective of the developer was to re-invent the traditional Malaysian shop-office, while adhering to the core principles of using simple local materials, being eco-friendly and surrounded by nature.

The traditional shop-office development creates many problems – chaotic car parks, dirty back lanes, messy corridor walkways, dark stairwells, damaged lifts, lack of security. The aim is to overcome all these problems, and to bring in all the benefits of a shopping mall – convenient car parking, escalators for ease of movement, security, property management for a clean environment. At the same time, however, the goal is to break away from the air-conditioned box mall that was invented for temperate climates, particularly in America.

Secondly, the concept and theme emphasised a strong connection with nature in order to create a comfortable and productive working environment for the occupants to help recreate a sense of old-world neighbourliness, where the community gathers, connects and builds bonds that grow from generation to generation. The objective then evolved to focus on attracting the youth to congregate, connect and collaborate.



- 1 The lush landscaping in North Court
- 2 A productive, comfortable working environment
- 3 3-storey garden shop office
- 4 Semi-detached shop office
- 5 Tamarind Suites SOFO





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c. Please state the original idea of the project and its motivation in implementing the project?

The original idea was to create a unique retail and office development, that is set within a green oasis that beautifully marries the past and the present – a place that draws the community together. Hence, the idea of a 'mall in the garden', a retail centre in the tropics, suited to our climate, culture and context was born. The project is a progression from the strip mall, the street mall and the air-conditioned box mall.

The shops are laid around two gardens, in a figure-8. The gardens are the heart of the development where visitors can circulate around and gather. In towns or villages, people usually gather under a tree to talk and share stories. The development was designed with this idea in mind.

The idea for this development is also likened to a tree. The development is situated in Cyberjaya, the home of Malaysia's IT industry. The main purpose of IT is to connect people, and the technology in nature that brings people together is the tree. Although the concept is relatively new in Malaysia, the developer believes it is a good idea to embark on commercial developments while helping to preserve a part of the country's green environment, combining both shopping and nature.

The motivation of the developer for the implementation of the project idea was to create something bold, different and meaningful without compromising on quality and the project's key objectives. The purpose statement of the developer is very clear, 'to craft significant projects with bold ideas.' The company strives for its projects to be significant and meaningful and this was clearly shown in the developer's first two projects (PJ Trade Centre and Point92) which challenged the conventional design of office buildings.



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- 1 North Court – a green oasis to draw the community together
- 2 Shop-offices laid around two gardens in a figure-8
- 3 Shop-offices in a garden
- 4 The distinctive design of Tamarind Suites

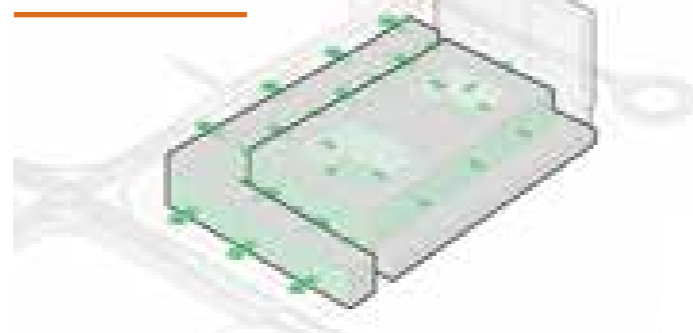
d. What type of project? i.e., new development, renovation, single building, complexes, heritage, restoration building, or others?

It is a new development that consists of 30 units of 4-storey and 5-storey semi-detached shop offices with intimate gardens on the sides and on the roof, 72 units of 3-storey garden shop office that are arranged around two courtyards, a retail block, indoor and outdoor event spaces and two towers of 674 SOFO units that make up the residential component of the development.

The development is divided into three courtyards - North Court, Centre Court and South Court. North Court is lushly landscaped and features seven tree houses of about 30 m² each surrounded by mini wetlands. Centre Court holds the main event space, The Barn while South Court that consists of Glassbox, is an inviting open space that is made up of a beautifully manicured garden space with water features and hanging vines.



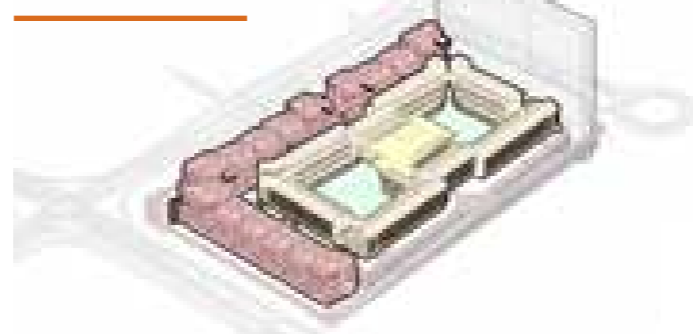
VIEW AND EXPOSURE



CIRCULATION



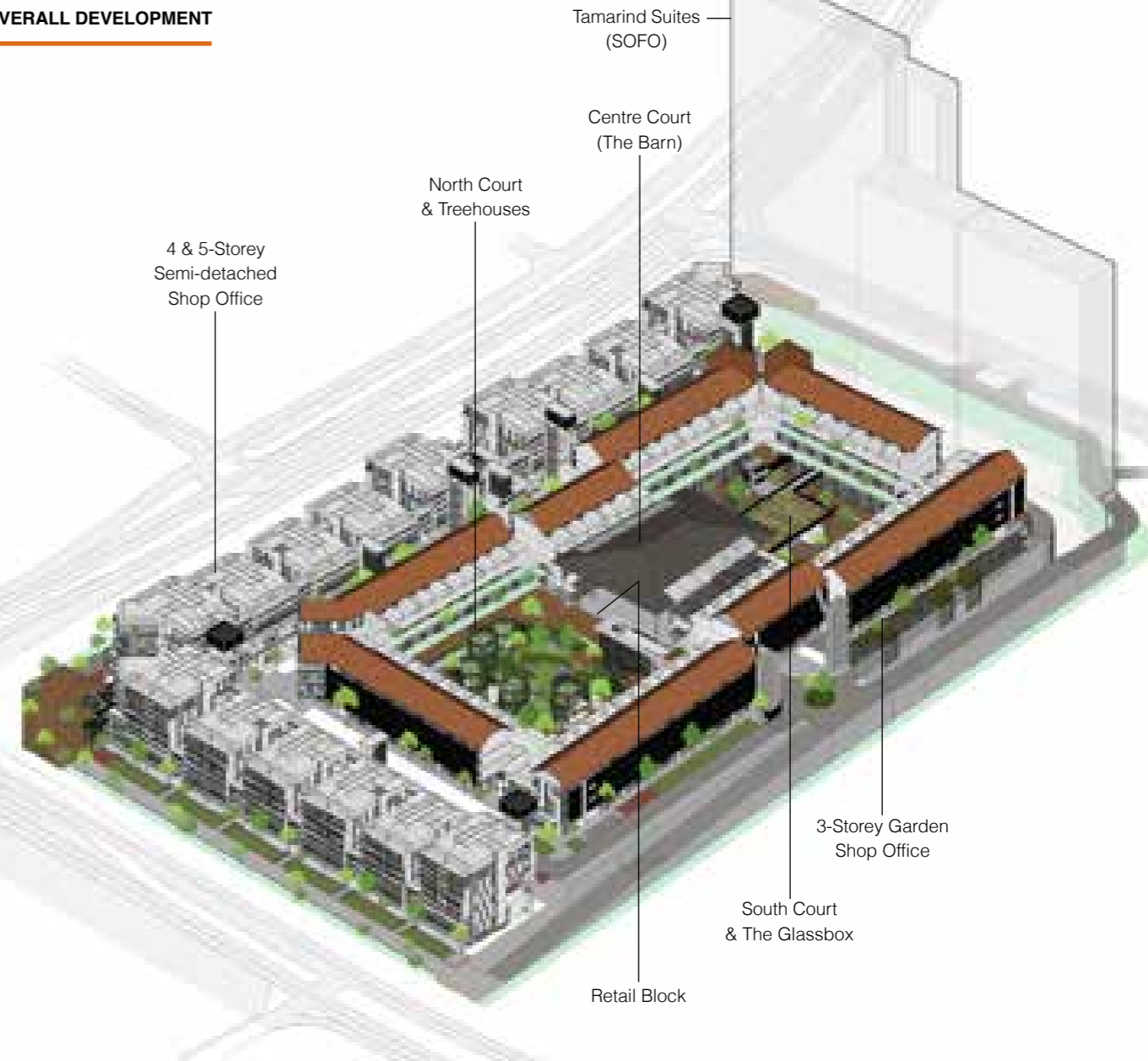
LAYERING



PUBLIC DOMAIN



OVERALL DEVELOPMENT



- 1 Main signage on the north-east corner
- 2 3-storey garden shop-office

“Tamarind Square recalls an era of traditional urban principles of entering a “walled” city through Portal Gates, meandering through alleyways and arriving at the heart of the city to discover a world unlike any other.”

– Garis Architects

- 1 The manicured garden in South Court
- 2 Semi-detached shop office
- 3 Infinity pool of the SOFO complex
- 4 Geographical location of Tamarind Square & Cyberjaya

e. What was the initial target market?

The initial target market were property investors, companies looking to upgrade from smaller premises, MSC status companies, IT professionals, parents of children attending universities in Cyberjaya and young families.

f. What market study was conducted to justify having this project developed?

The developer conducted extensive in-house market studies and surveys including holding focus group discussions with various stakeholders (potential customers, marketing agents, bankers), attending property launches in Cyberjaya and the nearby areas.

As an intelligent city of the future and a living lab for innovations, Cyberjaya was attracting the attention of potential investors, undergoing a transformation that will see it leverage technology and innovation to create a highly liveable and sustainable city. The vision is driven by its unique population of innovators and entrepreneurs from all segments of the community working in collaboration.

Residential projects launched at around the same time by other developers recorded good sales. The developer also received updated information on the demographics of the population, amenities, and facilities etc. from the master developer of Cyberjaya. The demographics showed a rapidly growing population of knowledge workers (41,000), students (29,000), 700 companies (including



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615 MSC-status companies) of which 60 are prominent MNCs, and high-income earners. The developer also learnt that the average income was RM 7,000 in Cyberjaya – notably higher than other places.

The location and accessibility is excellent, along the main road of Cyberjaya (Persiaran Multimedia) and is within walking distance to the Multimedia University (MMU), SK & SMK Cyberjaya. The supporting facilities in the area were well established with more than 18 residential projects (at that time) and a hospital in close proximity to Tamarind Square. With the Maju Expressway (MEX), it is only 20 minutes away from the Kuala Lumpur City Centre and 20 minutes to KLIA. In the pipelines too are the Mass Rail Transit 2 (MRT2) connecting Cyberjaya to KL and the rest of the Klang Valley, the planned High-Speed Rail to Singapore and more public transport services.

g. How many phases in the project? How many phases has been completed and included in this submission?

There are three phases in the project, all completed and included in this submission. Phases 1 and 2 consist of 4 & 5-storey semi-detached shop offices, 3-storey garden shop offices and a retail block. Phase 3 is the SOFO/residential component with retail shops and offices named Tamarind Suites.

h. Where is the project (geographical location in relation to town, region, and country etc.)? A plan showing its location must be included.

The project is situated in Cyberjaya, Selangor. Developed as the Multimedia Super Corridor of Malaysia, Cyberjaya is a rapidly growing township.



4



architecture & design

COMPONENT 1

RESIDENTIAL (SOFO)

a. Town planning (e.g. how does this project lift into the existing environment and integrated into the surrounding? What constraints had to be considered?)

The existing environment consists of a number of commercial buildings, residential blocks, and offices for MSC-status companies as well as nine universities and colleges. Rapid developments have taken place in the past two decades and the SOFO units in Tamarind Suites was conceptualized to serve the rising and increasing demands of quality of accommodation.

The idea is to break away from the typical design and craft a distinctive and dynamic building that acts as a multiple family residential complex to provide its users with a sustainable environment by creating compact, functional and flexible units that can serve as either offices or accommodation, supported by communal facilities that allow occupants to be connected to nature as an intent to bring both these factors closer.

b. Is any traffic impact study conducted and how does the office vehicle exit and enter into the new project?

Yes, a traffic impact study was conducted by an established traffic consulting firm.

There are 3 entries and exits to the development with the main ingress & egress located along Persiaran Multimedia & Persiaran Bestari. There is a secondary ingress & egress at the South entrance via Lorong Bestari. Both Persiaran Multimedia and Persiaran Bestari serve as the main external access road of the development site to and from the surrounding area.

c. Is there any complaint from occupants of the existing surrounding buildings? If yes, how was this resolved?

There were no complaints from occupants of the existing surrounding buildings. The local authority regulations on working hours were adhered to throughout the construction period.

d. Is this a refurbishment/ renovation project? (If applicable, please consider if the existing building is under the national heritage. If yes, please apply for the Heritage (Restoration/ Conservation) Category)

No, this is not a refurbishment or renovation project.



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- 1 Tamarind Suites as seen from South Court
- 2 Swimming pool on level 17
- 3 One of the communal spaces in Tamarind Suites



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e. External design (Is there an architectural theme and if yes, please elaborate)

The architectural theme of the external design is based on the main idea:

To craft a distinctive and dynamic building with simple local materials that are inexpensive, durable and low maintenance to create a bold development that breaks away from the typical design, suitable for residential spaces.

The idea can be seen translated as below:

- i. Design intent and expressions of materiality with an emphasis on aesthetics of raw materials, natural colours and texture with the integration of off-form concrete, clay brick, vent block, steel, glass and timber.
- ii. The design has pockets of voids punctured in the façade of the building which allows for the lush green spaces to flourish and allow ventilation of air and sunlight to enter.
- iii. At the podium level, the naturally ventilated lobby areas are vertically linked in a triple- storey void that extends up to the open pool level.

The result is a building that is expressed as a series of distinct blocks, layered in front of one another to give depth and dynamism to the development.

f. Interior design

In their interior design, the occupants have generally followed the rustic and organic look of the building.

g. Landscaping

The following landscaping was planned to complement the external design theme:

- i. Most public zones are covered with greenery, maximizing every space for landscaping.
- ii. Light penetrates the building and garden spaces to provide a notable connection to nature.

- 1 A distinctive & dynamic building crafted with simple local materials
- 2 Retail shops & offices below the SOFO units
- 3 Bridges connecting the SOFO blocks on the upper floors
- 4 Communal facilities floor interior
- 5 Meeting room



2

h. Amenities (Is there any amenities to foster social activities among the office staff? Please give detail)

Yes, there are many amenities to foster social activities such as:

- i. Communal facilities & amenities - 'The Trumpet', an amphitheatre space that allows the occupants to use it as a stage for performance events along with movie screenings with a projector, two infinity swimming pools, gym, basketball court, shared lounge, game room, and outdoor spaces to relax or to gather with friends.
- ii. A Muslim prayer area (Surau).
- iii. Public toilets.

i. Land use, i.e. plot ratio, etc.

Commercial land use.
 Allowable plot ratio 1:3.
 Development plot ratio 1:2.27

- 1 The Trumpet amphitheatre
- 2 Swimming pool on level 7
- 3 Lobby area on level 6
- 4 Game room
- 5 Gym
- 6 Meeting room
- 7 Amphitheatre

j. Safety features (What safety features are incorporated into the system to ensure safety for visitors and occupants)

The following safety features are incorporated into the system to ensure safety for visitors and occupants:

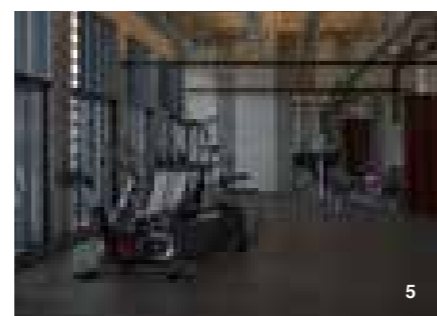
- i. All occupants and visitors are provided with dedicated access cards that allow them access to the building and the carparks - with two levels of dedicated carparks separated from the mall carpark for the safety of SOFO residents.
- ii. A 24-hour security team is engaged to maintain a safe and secure environment. Security guards are structurally placed to observe for signs of crime or disorder and investigate disturbances.
- iii. CCTVs are installed at all lobbies and staircases for surveillance and crime prevention.
- iv. Visibility of natural surveillance is increased through installation of effective and adequate lighting in public spaces and by ensuring landscaping does not obstruct natural surveillance.
- v. Communal spaces are strategically placed in the centre for provision of natural surveillance into communal and public areas.



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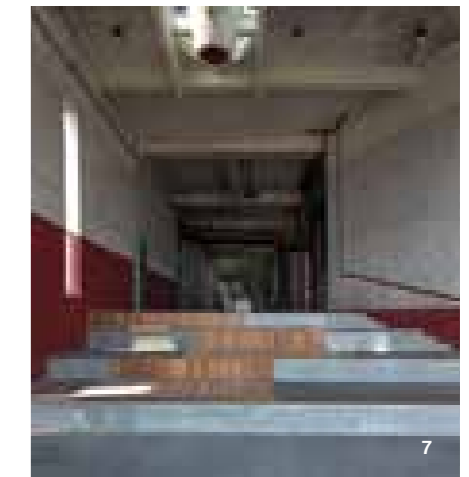


6

vi. Avoidance of blind corners in pathways, staircases and carparks.

vii. In compliance with all Bomba requirements. Fire safety evacuation and fire drill measures were carefully planned by the property manager with a designated Fire Assembly Point.

viii. The entire development is gazetted as a smoke-free zone, in compliance with the guidelines issued by the Health Ministry.



7



COMPONENT 2

OFFICE

4 & 5-Storey Semi-detached Shop Office +
3-Storey Garden Shop Office

a. Town planning (e.g., how does this project lift into the existing environment and integrated into the surrounding? What constraints had to be considered?)

The existing environment consists of many high rise buildings built with high density. This project fits into the environment by not competing with the much taller buildings. It is intentionally kept lower, but is designed to stand out as a distinctive landmark. It was also conceptualized to serve the rising demands of offices in general. Targeting young professionals, entrepreneurs, the development aimed to provide its users with a sustainable environment supported by communal facilities that allow occupants to be connected to nature as an intent to bring both these factors closer.

b. Is any traffic impact study conducted and how does the office vehicle exit and enter into the new project?

Yes, a traffic impact study was conducted by the same traffic consulting firm as for Component 1.

c. Is there any complaint from occupants of the existing surrounding buildings? If yes, how was this resolved?

There were no complaints and all authority regulations were adhered to throughout the construction period.

d. Is this a refurbishment/ renovation project? (If applicable, please consider if the existing building is under the national heritage. If yes, please apply for the Heritage (Restoration/ Conservation) Category)

No, this is not a refurbishment or renovation project.

1 Semi-detached shop office

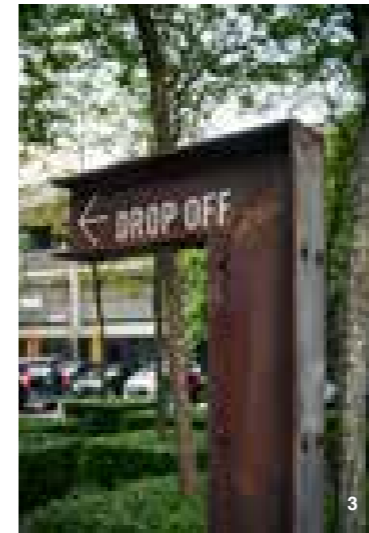
2 Garden shop-office

3 Back lane of the garden shop-office





- 1 Aerial view of the north-east corner of the garden shop-office
- 2 Semi-detached shop-offices facing Persiaran Bestari
- 3 Internal wayfinding signage
- 4 F&B outlet and dentist on the podium road
- 5 North-east facade



e. External design (Is there an architectural theme and if yes, please elaborate)

The architectural theme of the external design is based on two main ideas:

- i. To craft a distinctive building with simple local materials that are inexpensive, durable and low maintenance to create a bold development that defies the norm with a design aesthetic that is minimalist, rustic and organic that translates into a comforting old charm appearance with an edgy accent, suitable for both shop-offices or retail spaces.

The idea can be seen translated as below:

- Design intent and expressions of materiality with an emphasis on aesthetics of raw materials, natural colours and texture with integration of off-form concrete, clay brick, vent block, steel, glass and timber.
- Simple gable roof form depicts the traditional village house while staining effects clay roof tiles expresses the old charm appearance.
- Building massing is punctuated by repetitive opening to funnel fresh air inwards.
- The hierarchy of the Tamarind Square arrival plaza is defined by twisted semi-detached building form at the northeast corner.
- Vertical fins and horizontal fins in crisscross pattern accentuate the planar design effects with the interplay of light and shadow.
- Expanded metal screen at the veranda corridor serves as an effective sun shading device without sacrificing outlook view.
- The vertical feature lattice screen design at garden shop-office is reminisced from traditional house vertical timber sidings with permeable gaps for uninterrupted airflow. At night, the screen appears as glowing lanterns with backlighting along the streetscape.

- Arrival and drop off points at driveway are delineated with warm earthy tone over-burn brick for expression of welcoming ambience.

- 6-meter high ceiling on the podium level which allows future extension with mezzanine floor.
- ii. Integrating nature into the building where the garden shop-office at the podium floor is designed to co-exist with nature. The garden shop-offices, like a 'mall in the garden', has been designed to attract the community to gather and enjoy nature in its many facets. Dual frontages are designed facing the garden and podium lush landscaping while rooftop garden terrace serves as alfresco space.

f. Interior design

The internal design concept followed the architectural theme of the project, using simple local materials to craft a look that is raw and gritty, yet contemporary and progressive. The interior design theme includes cement floors, high open ceilings, bare concrete walls and an 'industrial' feel.





1

g. Landscaping

A major element of the design intent is a close connection to nature where the rustic appearance of the development is complemented by lush greeneries designed by a renowned landscape architect. This project is a showcase of how landscaping can enhance the work environment. A major theme of this project is connecting people with nature. A total of 1,503 trees, mainly indigenous forest species, were planted in the project. In a typical office building on this land size, only a few trees and shrubs would be planted.

The landscaped areas pervade all through the buildings, including:

- i. Lush greeneries spread across 14.54 acres of open space, with trees planted on all three levels of the retail centre, as well as the roof, to give the effect of a cascading 'hanging garden'.
- ii. Forest playground and seven green-cladded mesh of steel structures called treehouses in the North court that acts as a hangout spot for visitors.
- iii. Alfresco F&B spaces that are set under trees.
- iv. Mini wetlands with water plants and mixture of lush planting to create a wild landscape.
- v. South Court and North Court is designed with benches and water features to create a cooling effect in the outdoor spaces.



2



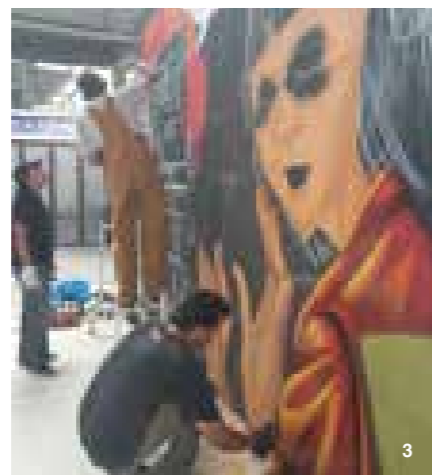
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- vi. An open lawn to facilitate the community hall (Glassbox) with hosting of events or community activities.
- vii. Rooftop of the event space (Glassbox) is planned for urban farming to promote integration and interaction among the community while fostering the principles of growing and harvesting agricultural produce.
- viii. Its landscaped secret garden serves as an extension to create an outdoor terrace.
- ix. Rooftop garden functions as a great place to relax, entertain, or to have alfresco meetings.

- 1 The cascading 'hanging garden' & mini wetlands
- 2 Lush greeneries spread over 14.54 acres of land
- 3 Forest playground from North Court leading up to The Barn
- 4 The manicured garden in South Court



h. Amenities (Is there any amenities to foster social activities among the office staff? Please give detail)

Yes, there are many amenities to foster social activities such as:

- i. Fun activity corner with piano, foosball and ping pong table that help engage community participation among the young and the old, visitors and occupants.
- ii. A Muslim prayer area (Surau).
- iii. Public toilets.
- iv. Abundant covered and outdoor areas surrounded by lush landscape forest trees with benches in the courtyards. Visitors can be seen gathering here throughout the day.
- v. The Barn (Centre Court) and Glassbox (South Court) as communal space for social events and gatherings. Several major functions have been held in these event spaces.

i. Land use, i.e. plot ratio, etc.

Commercial land use.
Allowable plot ratio 1:3.
Development plot ratio 1:2.27

j. Safety features (What safety features are incorporate into the system to ensure safety for visitors and occupants)

The following safety features are incorporated into the system to ensure safety for visitors and occupants:

- i. A 24-hour security team is engaged to maintain a safe and secure environment. Security guards are structurally placed to observe for signs of crime or disorder and investigate disturbances.
- ii. CCTVs are installed at all lobbies and staircases for surveillance and crime prevention.
- iii. Visibility of natural surveillance is increased through installation of effective and adequate lighting in public spaces and by ensuring landscaping does not obstruct natural surveillance.

iv. Communal spaces are strategically placed in the centre for provision of natural surveillance into communal and public areas.

v. Avoidance of blind corners in pathways, staircases and carparks.

vi. Installation of wheel stops in carparks to assist drivers with parking. It also act as barriers, preventing a vehicle from driving over or coasting beyond the designated parking.

vii. Installation of a small roundabout in place of conventional intersections as the most effective speed control intervention to avoid pedestrian-vehicle collisions or conflicts.

viii. Clear separation of vehicular and pedestrian traffic with provision of direct connecting veranda walkway.

ix. In compliance with all Bomba requirements. Fire safety evacuation and fire drill measures were carefully planned by the property manager with a designated Fire Assembly Point.

x. The entire development is gazetted as a smoke-free zone, in compliance with the guidelines issued by the Health Ministry.

COMPONENT 3: HOTEL

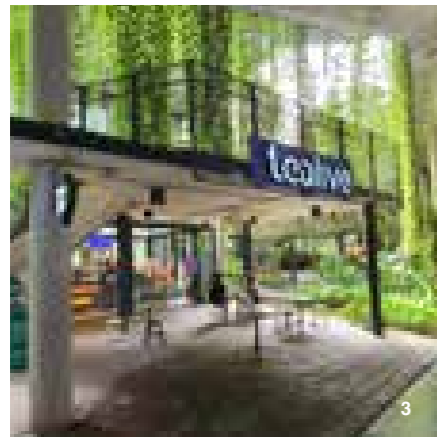
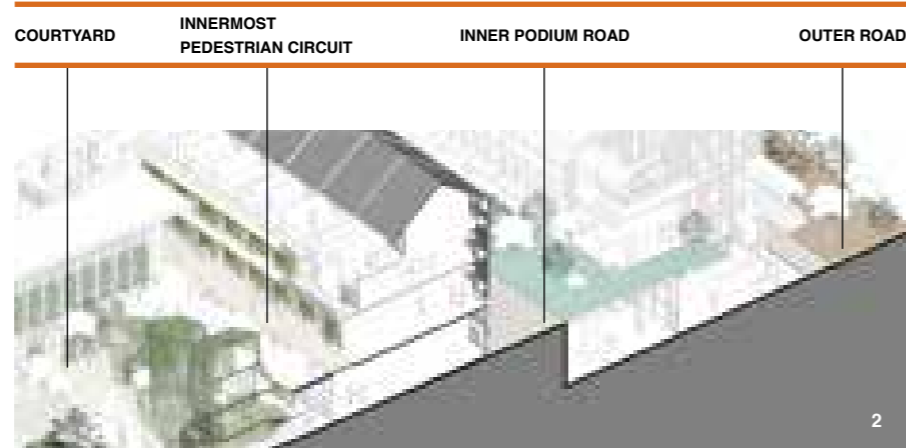
Not Applicable

- 1 Glassbox - an indoor event space
- 2-3 Events held at the outdoor event space called The Barn
- 4-5 Urban Night Market held bi-weekly at the foyer

COMPONENT 4

RETAIL

Retail Block



a. How was the sizing and selection of the outlets in the retail mall determined?

The sizing and selection of the outlets in the retail mall were determined by understanding the requirements and capacity of the retailers. The development offers a unique community-oriented retail environment where retail spaces were designed in varied sizes for successful retail operation. The main retail block of 11,900 m², consisting of two floors was strategically planned next to the main drop off area. Larger spaces ranging from 465 m² to 4,645 m² were allocated for anchor tenants and mini anchor tenants while the smaller units were created for smaller, newer businesses or brands, mostly homegrown and startup ranging from beauty salons, restaurants, medical and grocery stores,

clothing stores, beauty and fashion accessories and local products. There are also 30 units of semi-detached shop-offices with typical size of 186m² and 72 units of garden shop-offices sized at 130m² based on a common shop lot size.

b. What influence has the land configuration on the design of the retail mall?

The land configuration influenced the design of the retail mall in terms of floor area efficiency where the built urban form of Tamarind Square respects the formal prescribed building envelope setback of the rectangular site.

c. How does the layout of the outlets and pedestrian flow determine the design of the mall?

The layout of the outlets in the buildings are arranged in 3 rectilinear rings of outer road, inner podium road and innermost pedestrian circuit around the courtyards. Vertical stacking of the semi-detached units with inner podium road doubles the density at perimeter.

The buildings are designed in a way where the courtyards are distinguished by design and function for wayfinding and smooth pedestrian flow. A link bridge is available connecting the commercial lots towards the public lounge of the residential units in Phase 3.

d. Town planning (What kind of town planning solution was retained and how the new development integrates into the surrounding area? What constraints had to be considered?)

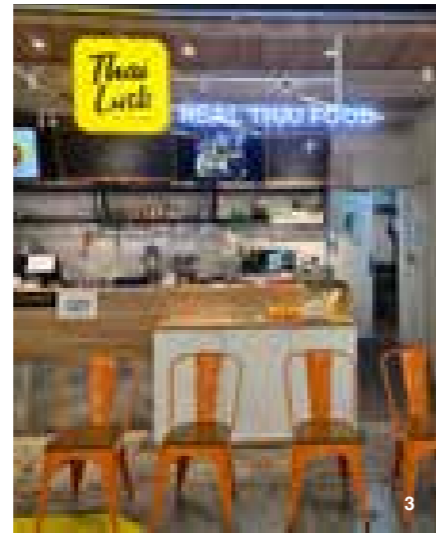
The development was conceptualized to serve the needs of the community and accommodate the fast-growing population of the youth, multicultural students and professionals in the IT industry.

A unique architectural design approach was adopted to draw visitors to the development, by reinventing the retail ambience with sustainable design, providing public amenities and multiple functional spaces with adaptability. It does not have doors or gates that restrict movement and allows permeability at all hours.

The project is designed to stand out as a distinctive landmark through its impressive and sustainable design architecture and is integrated into the surrounding with trees and greenery.

- 1 30m² retail units called treehouses in North Court
- 2 Layout arranged in 3 rectilinear rings of outer road, inner podium road & innermost pedestrian circuit
- 3 A treehouse tenant
- 4 Main drop-off in front of The Foyer





- 1 Garden Shops
- 2 A typical shop in South Court
- 3 Interior of a retail outlet in the development
- 4 One of the anchor tenants on level 3M of the retail space
- 5 A well-established tenant on level 3
- 6 One of many events held at The Barn



e. Is it a refurbishment/ renovation/ expansion of existing mall or building (heritage building refurbished into a retail mall)?

No, this is not a refurbishment or renovation project.

f. What is the architectural theme of the building, if any, considered for the external design?

The architectural theme of the external design is based on the same main idea as Component 2: To craft a distinctive and dynamic building with simple local materials that are durable and low maintenance to create a bold development that breaks away from the typical design, suitable for both shop-offices and retail component.

g. Is the theme carried through on the internal design?

Yes, the internal design concept followed the architectural design/ theme of the project, similar to Component 2.

h. What landscaping was planned to compliment the external designed theme?

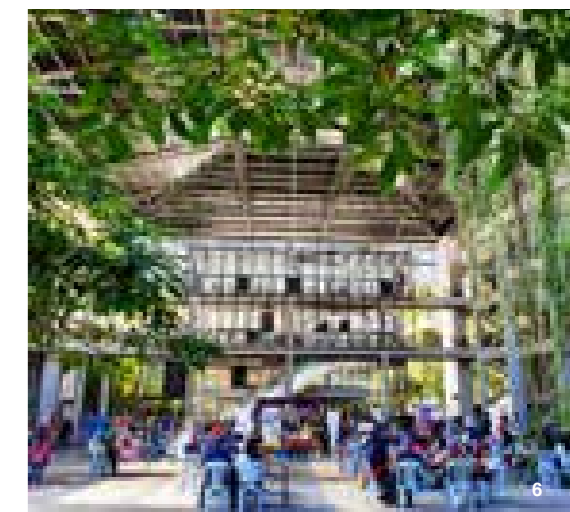
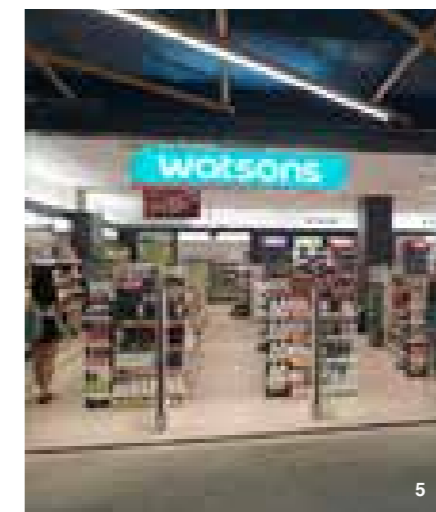
The landscaping planned is the same as for Component 2.

i. What amenities are provided state percent of area for major tenant, entertainment, and park?

	PERCENTAGE OF AREA
Major Tenant	11%
Entertainment	3%
Park	4%

j. Please justify if any exhibition hall and convention centre is part of the retail building.

Center Court and South Court function as communal gathering spaces and consists of The Barn (Centre Court) and Glassbox (South Court) as event space for social activities and gatherings





development & construction

COMPONENT 1

RESIDENTIAL (SOFO)

a. Please provide the project timeline as follow:

PROJECT TIMELINE	PLANNED DATE	ACTUAL DATE
i. BP Approval	Oct 2013	25 Oct 2015
ii. Start of Construction	28 July 2015	28 July 2015
iii. End of Construction	27 Mar 2018	29 Oct 2018
iv. Certificate of Completion	27 Mar 2018	26 Nov 2018
v. Vacant Possession	Nov 2018	26 Nov 2018

b. Total site area, gross building area and net lettable area in m².

Total site area: 7,932 m²
 Gross building area: (excluding car park) = 42,249 m²
 Net Lettable Area (NLA): 40,583m²
 Building efficiency: 87.7%

Plot Ratio = 1:2 (121,821 m² ÷ 58,836 m²)

Plinth = 50% (4,003 m² ÷ 7,932 m²)

Open space = 3,929 m²

c. Any land area reserved for expansion in the future?

No, there is no land area reserved for expansion in the future as the land has been fully optimized.

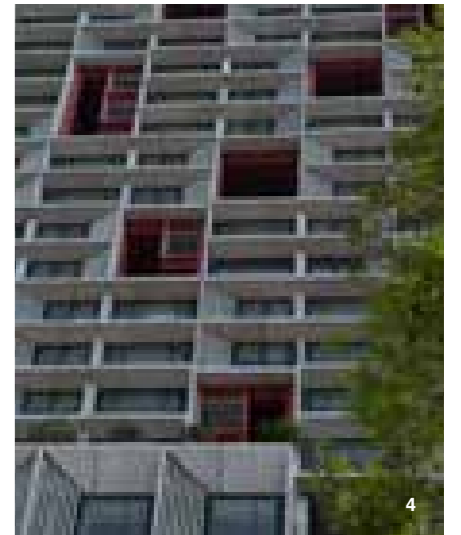
d. Number of floors above and below ground.

The residential units in Phase 3, Tamarind Suites comes with 2 blocks of 36 and 24-storey buildings which comprises a total 674 units, including a seven-level podium, retail shop offices and two levels of underground carparks for SOFO residents that are separated from the mall carpark.



- 1 Bridges connecting the blocks in Tamarind Suites
- 2 A building crafted from simple local materials
- 3 A beautiful marriage of wood, concrete & steel





e. How many car parking lots are provided and how are the entries and exits to the retail mall flow with the existing traffic?

There are a total of 684 car parking lots. There are 3 entries and exits to the development with main ingress & egress located along Persiaran Multimedia & Persiaran Bestari. There is a secondary ingress & egress at the South entrance via Lorong Bestari.

f. How are the loading bays incorporated in the back of the house?

There are no designated loading bays in this component.

g. Are temporary storage warehousing provided? If yes, how are they incorporated?

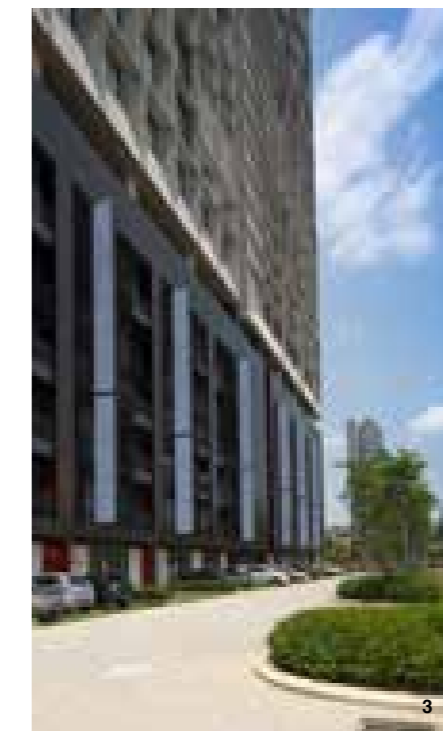
No temporary storage warehousing is provided.

h. What technical innovation was incorporated?

The following technological innovation were incorporated:

- i. Passive energy-efficient elements/ features
- ii. Usage of simple and sustainable local materials that are highly durable and recyclable.
- iii. Designed as a MSC-compliant building.

These features will be detailed in Q3(m).



- 1 Main drop-off area showcasing The Trumpet
- 2 'Pods' that hold the various amenities such as reading room, meeting room, screening room, games room
- 3 Retail shops on the ground floor
- 4 Compact units that are functional & flexible
- 5 Corridor with connecting bridge



i. What construction method/material are used to save time and money?

A conventional construction method was adopted and the following materials were used to save time and money:

- Wall** Brick/ reinforced wall plastered and paint
- Wall Cladding** Precast concrete panels
- Floor** Local tiles
- Ceiling** Fibre plaster ceiling

j. How are the facilities being managed during construction, i.e., air conditioner, firefighting, lifts, escalators and all others M & E facilities?

The facilities were managed by an in-house team on-site, comprising of a manager, chargeman, technical personnel and office support staff with extensive technical and construction coordination amongst the project consultants.

k. What special technical expertise was engaged?

A full team of consultants was engaged during construction comprising of architects, civil and structural engineers, mechanical and electrical engineers, quantity surveyors and landscape architects.

l. How was the project managed during construction?

The project was administered and managed by a project consultant team led by the architects with regular site meetings, technical coordination meetings, material submission and shop drawings review, etc. Regular site walks were held fortnightly between consultants and contractors to resolve all technical issues.

- 1 The technical innovation in Tamarind Square relates to the use of simple & sustainable local materials that are highly durable
- 2 Bare finish off form concrete used to save time & money
- 3-5 Metalwork was creatively designed for the veranda railings, staircase balustrades, ceiling and connecting bridges



m. Please explain on the innovation adopted, if any, in the development, including information on any challenges that were met and overcome:

i. Technological innovation

The first technological innovation in Tamarind Square relates to its green features. The building includes many passive elements incorporated in its design that promotes energy-saving and energy-efficient features such as fast flow piping installation and rainwater harvesting tank system, VRF AC system for power saving to optimize installation without ducting.

The second technological innovation in this building is the usage of simple and sustainable local materials that are highly durable and can be recycled such as brick paving, off form concrete finish and power float concrete finish.

The development is also designed as a MSC-compliant building, which means it is an approved building for the use of MSC status companies. It has specifications that fulfil the stringent requirements of MSC status companies including dual source of electricity, multiple telco service providers, IT features, etc.

ii. Facilities management

The developer outsourced and appointed Jasaland Property Consultant Sdn Bhd (JLPC) as Property and Facility Management Services before the formation of JMB. JLPC undertakes fully the responsibility of planning, execution, control and monitoring of all tasks associated with the facilities management. The team comprises of a full-time building manager, building executive, customer service officer, chargeman, technicians and office support staff.

iii. Construction methods

The construction methods used are conventional. It is not so much about the use of sophisticated construction methods

or high-tech equipment. It is more about going back to basics – to use simple local materials like concrete, to weave in nature, to build economically, to use less energy, to touch the earth lightly. And in doing all this, to still craft a distinctive building that is a landmark.

iv. Any special materials used to save operational cost:

The following special materials were used to save operational cost:

- Crystallization spray on EP Borneo waterproofing system on exposed area floor and roof slab that does not require protective layers such as cement screed thereby saving substantially on screeding cost.
- Lightweight aerated blocks with skim coat finish are used instead of conventional bricks that are more costly.
- Post tensioning designs for carpark slab were adopted to increase the headroom otherwise the floor height would need to be increased substantially to achieve the same headroom.

v. Technical expertise

A full team of consultants was engaged during construction comprising of architects, civil and structural engineers, mechanicals and electrical engineers, quantity surveyor and landscape architects.

vi. Project management

The project management was carried out in-house, by a team comprising of a project manager (with background as an architect), a construction manager with extensive site experience and a clerk of works specialising in structural, architectural and M&E works. Meetings conducted on a regular basis with the developer to iron out design and cost issues.



COMPONENT 2

OFFICE

4 & 5-Storey Semi-detached Shop Office +
3-Storey Garden Shop Office

a. Please provide the project timeline as follow:

PROJECT TIMELINE	PLANNED DATE	ACTUAL DATE
i. BP Approval	Oct 2013	11 Apr 2012
ii. Start of Construction	Dec 2013	12 Feb 2014
iii. End of Construction	Ph 1: 17 Mar 2016 Ph 2: 17 Jan 2017	Ph 1: 31 Jan 2017 Ph 2: 15 Nov 2017
iv. Certificate of Completion	Ph 1: 15 Apr 2016 Ph 2: 28 Feb 2017	Ph 1: 08 Feb 2017 Ph 2: 16 Nov 2017
v. Vacant Possession	Ph 1: May 2016 Ph 2: May 2017	Ph 1: 10 Feb 2017 Ph 2: 12 Dec 2017

b. Total site area, gross building area and net lettable area in m².

The answers provided below are for Component 2: Office & Component 4: Retail.

Total site area: 50,903 m²

Gross building area: (excluding car park) = 87,603 m²

Net Lettable Area (NLA): 54,979 m² (Office) and 11,661 m² (Retail)

Building efficiency: 63%

Plot Ratio = 1:2.27 (133,852 m² ÷ 58,835 m²) is for the whole development.

Plinth = 46%

Open space = 10,967 m²

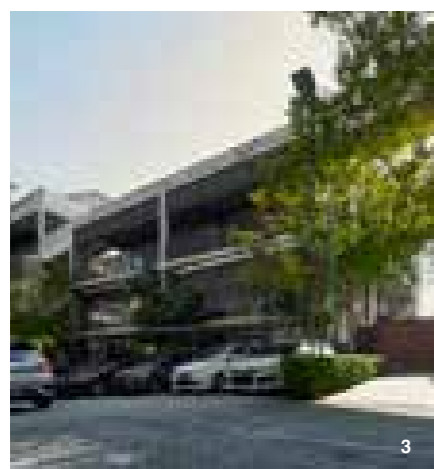
Note: Office and Retail share the same site area and building plinth.

c. Any land area reserved for expansion in the future?

No, there is no land area reserved for expansion in the future as the land has been fully optimized.



- 1 Corner unit & entrance to the garden shop-offices at south court
- 2 Aerial view of the main corner facing Persiaran Multimedia & Persiaran Bestari
- 3 Typical semi-detached shop office on the podium road level
- 4 Eastern facade





2



3



- 1 Offices with private gardens
- 2 Podium road level F&B outlet
- 3 Escalator going up to the podium road level & wayfinding signage from the outer semi-detached blocks
- 4 Garden shop offices in forest setting at North Court
- 5 View of the podium road from back of the garden shops



4

d. Number of floors above and below ground.

The development is built on an existing ground sloping 6 meters. Floors were designed to correspond with existing ground terrain to avoid having an underground carpark. It is designed in a way where the lower two levels can be accessed from the main street while the top two/ three levels can be reached from the podium road.

Level 1, Level 1M and Level 2 carpark were designed and constructed to tack in the existing ground at the south boundary. The 4 and 5-storey semi-detached shop-offices are located above ground while the 3-storey Garden shop-offices are on the elevated podium road.

e. How many car parking lots are provided and how are the entries and exits to the retail mall flow with the existing traffic?

There are a total of 2,926 car parking lots. There are 3 entries and exits to the development with main ingress & egress located along Persiaran Multimedia & Persiaran Bestari. There is a secondary ingress & egress at the South entrance via Lorong Bestari.

f. How are the loading bays incorporated in the back of the house?

The loading bays are incorporated via the service corridor and lift at the hidden car park. It can also be directly accessed from the surface car park at an internal elevated driveway. Designated loading bays are also provided at Level 3 and Level 3M.

g. Are temporary storage warehousing provided? If yes, how are they incorporated?

Yes, temporary storage warehousing is provided and they are incorporated at the low headroom area below the driveway ramp.

h. What technical innovation was incorporated?

The same technological innovation as Component 1 was incorporated and these features will be detailed in Q3(m).

i. What construction method/ material are used to save time and money?

A conventional construction method was adopted and the following materials were used to save time and money:

RC works Bare finish off form wall concrete finish

Wall construction Aerated lightweight block with skim coat finish

Floor finish Power float concrete finish

Roof construction Clay roof tiles

j. How are the facilities being managed during construction, i.e., air conditioner, firefighting, lifts, escalators and all others M & E facilities?

The facilities were managed by the same team that managed Component 1.

k. What special technical expertise was engaged?

A full team of consultants were engaged during construction comprising of architects, civil and structural engineers, mechanical and electrical engineers, quantity surveyors and landscape architects.

l. How was the project managed during construction?

The project was administered and managed by a project consultant team led by the architects. Regular site meetings and site walks between consultants and contractors were held fortnightly to resolve all technical issues.

m. Please explain on the innovative adopted, if any, in the development, including information on any challenges that were met and overcome:

i. Technological innovation

The same technological innovations as Component 1 was adopted for Component 2.

ii. Facilities management

The facilities were managed by the same management team appointed for Component 1.

iii. Construction methods

The same conventional construction methods as in Component 1 was adopted.

iv. Any special materials used to save operational cost:

The same special materials used in Component 1 was used to save operational cost.

v. Technical expertise

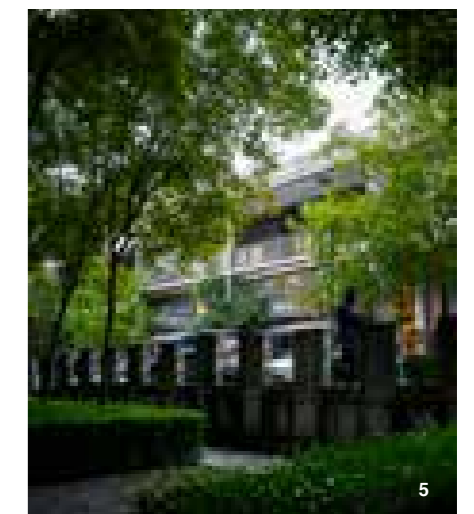
A full team of consultants were engaged during construction comprising of architects, civil and structural engineers, mechanical and electrical engineers, quantity surveyors and landscape architects.

vi. Project management

The project management was carried out in the same manner as for Component 1.

COMPONENT 3: HOTEL

Not Applicable



5

COMPONENT 4

RETAIL

Retail Block

a. Please provide the project timeline as follow:

PROJECT TIMELINE	PLANNED DATE	ACTUAL DATE
i. BP Approval	Oct 2013	11 Apr 2012
ii. Start of Construction	Dec 2013	12 Feb 2014
iii. End of Construction	Ph 1: 17 Mar 2016 Ph 2: 17 Jan 2017	Ph 1: 31 Jan 2017 Ph 2: 15 Nov 2017
iv. Certificate of Completion	Ph 1: 15 Apr 2016 Ph 2: 28 Feb 2017	Ph 1: 08 Feb 2017 Ph 2: 16 Nov 2017
v. Vacant Possession	Ph 1: May 2016 Ph 2: May 2017	Ph 1: 10 Feb 2017 Ph 2: 12 Dec 2017



2

b. Total site area, gross building area and net lettable area in m².

The answers provided below are for Component 2: Office & Component 4: Retail.

Net Lettable Area (NLA): 11,661 m²

Note: Office and Retail share the same site area and building plinth.

c. Any land area reserved for expansion in the future?

No, there is no land area reserved for expansion in the future as the land has been fully optimized.

d. Number of floors above and below ground.

The number of floors in Component 4 are the same as Component 2.



3



1



4

- 1 BookXcess, the first 24hr bookshop and the biggest in Malaysia
- 2 Row of restaurants and shops facing the courtyard
- 3 Anchor tenant – Village Grocer
- 4 The hanging vines that feature prominently throughout the development



e. How many car parking lots are provided and how are the entries and exits to the retail mall flow with the existing traffic?

Component 4 shares the same number of parking lots and entries/ exits as Component 2.

f. How are the loading bays incorporated in the back of the house?

The loading bays are incorporated the same way as Component 2.

g. Are temporary storage warehousing provided? If yes, how are they incorporated?

Yes, and they are incorporated the same way as Component 2.

h. What technical innovation was incorporated?

The same technological innovation as incorporated in Component 1&2 and these features will be detailed in Q3(m).

i. What construction method/ material are used to save time and money?

The same construction methods/ materials as Component 2 was adopted.

j. How are the facilities being managed during construction, i.e., air conditioner, firefighting, lifts, escalators and all others M & E facilities?

The facilities were managed by the same team that managed Component 2.

k. What special technical expertise was engaged?

A full team of consultants was engaged during construction comprising of architects, civil and structural engineers, mechanical and electrical engineers, quantity surveyors and landscape architects.

l. How was the project managed during construction?

The project was managed by the same way as for Component 2.

m. Please explain on the innovative adopted, if any, in the development, including information on any challenges that were met and overcome:

i. Technological innovation

The same technological innovations as Component 2 was adopted.

ii. Facilities management

The same management team was appointed for Component 2.

iii. Construction methods

The same conventional construction methods as in Component 2.

iv. Any special materials used to save operational cost:

The same special materials used in Component 2 were used to save operational cost.

v. Technical expertise

A full team of consultants was engaged during construction comprising of architects, civil and structural engineers, mechanical and electrical engineers, quantity surveyors and landscape architects.

vi. Project management

The project management was carried out in the same manner as for Component 2.

1 A treehouse retail outlet

2-4 Three rows of shops facing the lushly landscaped North Court



2



3



4

financial

The answers provided for Question 4 relates to the development as a whole as it was not differentiated by components in the audited accounts.

a. Gross development costs (estimated budget, actual cost on completion final cost/ m² in Ringgit Malaysia if applicable)

GROSS DEVELOPMENT COST	BUDGET (RM MILLION)	ACTUAL (RM MILLION)	PERCENTAGE OF DEVELOPMENT COST
i. Land Cost	36.93	36.93	7%
ii. Construction Cost	388.96	357.97	70%
iii. Legal Cost*			
iv. Consultant Fees	21.98	21.27	4%
v. Authorities Contribution	8.84	3.60	1%
vi. Sales & Marketing Expenses	47.01	39.77	8%
vii. Interest on loan, if any	6.35	1.23	
viii. Cost of infrastructure**			
ix. Conversion premium			
x. Administrative Cost	26.34	25.43	5%
xi. Contingency***	11.67	8.22	2%
xii. Others – GST absorbed		13.30	3%
Total	548.08	507.72	100%

*Legal costs incurred on the purchase of land were capitalized as land cost while legal costs incurred on bank borrowings for the development project have been included in administrative costs.

**There is no external infrastructure and all internal infrastructure costs have been included in the construction cost.

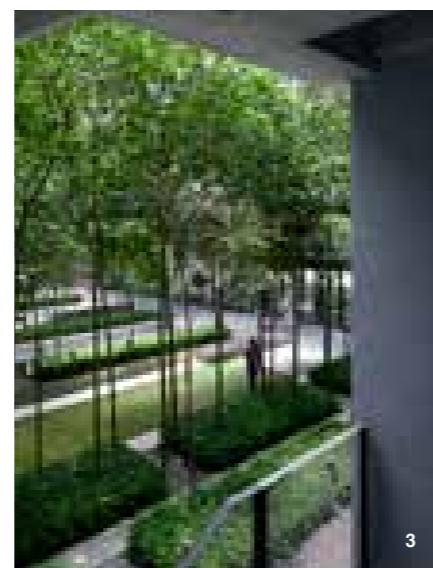
*** Provision of 3% contingency sum on construction cost was used for enhanced work at L3/L3M retail area and ID for SOFO.

b. What is the cost of land, building, professional fee, marketing cost, professional fees, projection management cost and start-up cost as a percent of total gross development cost?

The percentage of total gross development cost for the cost of land is 7% while cost of building amounts to 70%. The professional fees are at 4% while marketing cost at 8%. There is no project management cost as the project was fully handled by the developer.

c. Please indicate how the project is funded (own investment, shareholders fund, short term and long term loan, pre-selling etc.)

The land is partly financed by term loan totalling RM 24.5 million while the development costs were partly financed by sales collections, a RM 10 million overdraft facility and a bridging loan of RM 55 million.



- 1 Staircase at main drop-off of Tamarind Suites
- 2 The Barn
- 3 The manicured garden and water features at South Court





- 1 Pinnacles called treehouses make unique retail spaces that's set within a green oasis
- 2 Garden & water feature at Glassbox
- 3 Lifts that allow a birds-eye view of the development
- 4 Offices in a forest setting



d. Return on Investment

If the project is partially sold or all sold, please indicate percent of ownerships, percent of sale profit on development cost.

If the project is wholly for rental, please indicate yearly rental income, average yield as a function of yearly rental income. Expected Gross Operating Profit?

The project was mainly developed for sale rather than an investment property. In the early stages, before and during construction, the units were sold en-bloc.

Currently the developer owns 120 units out of a total of 1,074 units constructed excluding car parks and this is equivalent to 11% of the total units constructed. When fully sold, the sale profit was expected to be RM 256.56 million while the development costs on completion was RM 50.72 million. Hence, the expected sale profit on development cost was 50%.

The yearly rental income and average yield is not applicable in this case as all units are meant for sale. For the developer, the actual

GDV is RM 878.74 million while NDV is RM 764.28 million. Therefore, GOP before tax if 100% sold is expected to be RM 256.56 million.

e. Occupancy. What is the average occupancy rate and percent of area rented in the 1st year and 2nd year?

	COMPONENT 1 (RESIDENTIAL)	COMPONENT 2 (OFFICE) + COMPONENT 4 (RETAIL)
Year 1	50%	52%
Year 2	65%	60%
Current	72%	68%

f. What is the expected period to recoup your investment?

The expected period to recoup the investment was 4 years. The actual time taken was 5 years due to recorded sales of 70% upon completion of the project.



COMPONENT 2

OFFICE

4 & 5-Storey Semi-detached Shop Office +
3-Storey Garden Shop Office

a. What market research was carrying out to ensure its occupancy?

The developer conducted an in-house market study by holding a focus group discussion with various stakeholders (i.e. bankers, property agents, investors, property management companies, residents and workers from Cyberjaya) attending launches conducted in Cyberjaya and the nearby areas.

Positioning itself as a global ICT hub, Cyberjaya is flourishing into a self-contained suburb with world-class infrastructure. The location and accessibility is excellent, and the public facilities and amenities in the area are well established. This makes it an ideal location for shop-offices to flourish.

b. How was this translated to the design of the office?

The developer's core principles of using simple local materials, and working with nature to create a bold development that defies the norm can be seen in all aspects of the project. The offices range from 1,000 sf to 5,000 sf. There are also offices that come with a roof garden. The design flows with the overall idea of green spaces and connectivity that provides a comfortable and productive environment for workers.

Tamarind Square is also designed to overcome the problems of traditional shop-office developments and bring in all the benefits of a shopping mall. The shops have 6-metre high ceilings allowing for a mezzanine floor to be built.

c. What were the strategies employed to rent / sale of the office? How was this implemented and what was the result?

In the early stages, before and during construction, the units were sold en-bloc. The design of the semi-detached shop office allowed for the units to be sold in pairs, a shop on the ground level and podium level together with an office unit on top of the shop. Similarly, the 3-storey garden shop-offices were also sold en-bloc, a shop on the podium/ground level together with two levels of offices on top, and a roof garden for the top-most office. Each unit has a title so that it can be sold separately if the buyer chooses to do so later. The target market was mainly property investors, business owners looking to expand or upgrade, MSC status companies looking for offices in MSC compliant properties.

At the same time, a public relations campaign was carried out, and the project was featured in The Edge, The Star and other media. This was to give exposure to the project, as well as confidence to potential buyers. The developer also continued to work closely with the property agents who helped market the development to lease out the sold units.



d. What was the strategy employed post construction?

The majority of buyers were looking for office space for their own use. At this stage, the units were then marketed as strata and sold individually to owner-occupiers.

The developer formed an in-house leasing team to bring tenants to Tamarind Square as an added post-sale service to its valued purchasers.

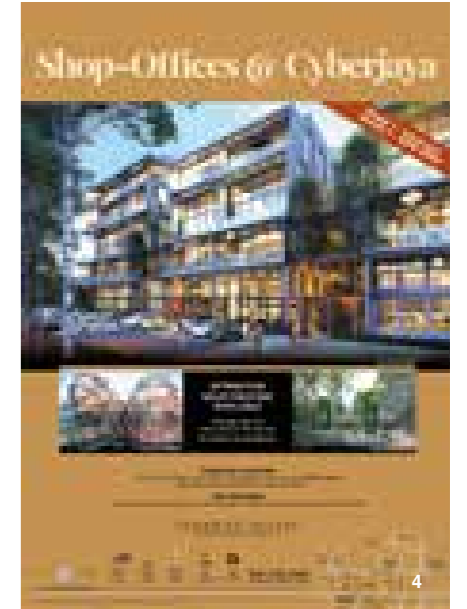
They continued to place small classified ads in the newspapers for continuous exposure. Giant banners advertising shops and offices for sale and rent were placed in strategic locations at the project, fronting the main roads, as well as in nearby neighbourhoods such as Puchong, Dengkil and Seri Kembangan.

A website, tamarindsq.com, was created to provide information about the project to the general public. E-brochures, maps and videos can be found on the website.

Wayfinding signages were placed within the project to ensure that visitors are able to find their way around more easily.

COMPONENT 3: HOTEL

Not Applicable



TAMARIND SQUARE
Where Cyberjaya Connects

SHOP-OFFICES
PHASE 1 90% SOLD. PHASE 2 NOW OPEN.

SUPERB MAIN ROAD LOCATION
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03-7728 0300 / 012-264 1496 (ALEX)

DEVELOPED BY TUJUAN GEMILANG SDN BHD
WINNER OF HABCI PRIX D'EXCELLENCE 2013

- 1 Semi-detached shop offices along Persiaran Multimedia
- 2 Cover story by STARPROPERTY.MY
- 3 Retail outlets in the garden shops
- 4-5 Print advertisements



2

COMPONENT 4

RETAIL

Retail Block



3

- 1 Main drop-off
- 2-6 Interiors of some retail outlets in the development



4

a. What marketing strategy was adopted (research, action plan, implementation and result)?

The developers made site visits to successful hybrid malls in the country as well as overseas for ideas and inspiration. In addition to the initial in-house market studies, the developers engaged a well-established consultant, Lab DNA, also known as a social architect.

The consultants came up with an action plan to position Tamarind Square as a place for youth, food destination and home to a wide array of restaurants and cafes that cater primarily to the youths; students and knowledge workers in Cyberjaya. It will provide a platform and marketplace for culture, community, social activism and arts and commercial activities. Tamarind Square's value proposition is that the place may open 24-hours, making it flexible for retail operators who wish to operate beyond the normal business hours. It will offer people a convenient and relaxed shopping experience in a unique environment.

b. From the market research what is the tenant mix to make this project a profitable venture?

To make the project a profitable venture for its buyers, the tenant mix was carefully curated. The focus is on a mix of independent F&B outlets, facilities such as clinics, dentist, day-care centres, tuition centres, laundrettes, hair salon, beauty parlours, florists, etc. There are also a number of well-established names such as San Francisco Coffee, Burger King, myNEWS.com, Q-dees preschool & kindergarten, Sangkaya, and others.

Village Grocer took up 4,645m² (around 50,000 sf) of retail space, and brought with them other big names such as Boost Juice Bars, Caring Pharmacy, BMS Organics and Watsons.

The developer connected with BookXcess, the founders of the popular annual Big Bad Wolf book sale event, who are passionate about getting the Malaysian youth to develop a love for reading books. As a result, BookXcess opened the biggest 24-hour bookshop, taking up about 3,251m² (35,000 sf). The bookshop has its own café, mini museum, event spaces and a large study area with power outlets where students can come and do their school and course works at any time. The popular chain store MR. DIY and Anytime Fitness soon followed.

Pinnacle-like structures called Tree Houses, greened by creepers and connected by stairs offers small 30m² (323sf) retail spaces that houses homegrown brands, some with alfresco areas, for F&B entrepreneur outlets such as Tealive, GoLokal Hut and The Botanist.

Tamarind Square is also home to a few co-working spaces and small event spaces, which are popular with the youth of today.



5



6

c. What is the marketing cost annually in terms of percent of Gross Operating Revenue?

YEAR	%
2014	5.1
2015	14.7
2016	8.4
2017	11.6
2018	14.0
2019	29.5
2020	22.9

*Sales during construction reached a high in late 2014. Marketing costs (i.e. sales commission, legal fees, sales packages, etc.) has a direct correlation with sales therefore the ratio does not vary much in 2015 - 2018. Upon completion of the project, marketing costs included 2 years free maintenance fee which resulted in the high percentage of marketing cost.

d. Management strategy post construction

i. Is it own managed? If, yes, please give detail.

Yes, it is managed by an experienced in-house sales & leasing team and an advertising & promotions team with a vast networking base.

ii. If it is managed by an external professional manager, what is the plan to transfer management knowledge to the owner's team and over what period of time?

Not applicable.



1

environmental impact

a. From the planning stage, what consideration was given to minimise the impact on the environment?

• Project Concept

The developer adopted the concept of a Malaysian-inspired model that reflects the local culture, climate and context. This leads to the use of simple local materials that help avoid transportation from far-away places and help reduce carbon emissions.

Secondly, the project concept from the outset was to create a green building with energy-efficient and environmentally-friendly passive elements incorporated in the design that promotes energy saving. The developer adopted the concept of an exposed concrete facade that weathers gracefully with passing time, so that maintenance is minimized or avoided.

Lastly, the project concept was to connect people with nature where an abundant number of forest trees were planted throughout the development.

• Planning

In the planning of the project, the developer managed to cover 25% of the site with greenery, which restores the existing forested nature of the site and minimises ambient heat. Arranged in a figure-8 with a ring road circulating the development, the overall layout of the development promotes natural ventilation, making the most of the strong prevailing winds in the area.

• Designing

The development is considered well-designed and user-friendly because it is open and has good natural lighting and ventilation. This is made possible as the building is built on a 6-meter slope.

• Land Clearing

Land clearing was kept to a minimum, as the design worked with the existing slopes. Whatever earth or rock that was cut was filled into the lower parts of the site.

• Construction & Operation

To avoid excessive excavation and for earthwork cut & fill balance at site, the configurations of building blocks design were to optimise shop-office frontage on ground and podium floors with response to the natural terrain. Multi-level carpark floors are hidden from street view by the semi-detached shop-offices along the periphery streetscape. Buildings are orientated to flow with the existing terrain with provision on green spaces for connectivity of flow.

• Development: Control of Earthworks/ Control of Erosion/ Control of Water Quality/ Disposal of Solid Waste/ Control of Air Pollution/ Control of Noise/ Installation of Solar Panel

The following were practiced to minimise environmental impact during the development:

- 1 Aerial view of the treehouses
- 2 Activities at The Barn

- i. Transportation of construction materials was controlled to prevent the passage of this activity during peak hours.
- ii. Reduce the use of equipment/machines or heavy machinery that can emit uncontrolled noise.
- iii. Provided tire washing facilities for construction vehicles at the entrance and exit of construction sites to prevent the occurrence of road dirt and flying dust.
- iv. Provided conducive worker quarters with good sanitary facilities in the construction site for construction workers use.
- v. The local authority regulations on working hours were adhered to throughout the construction period.

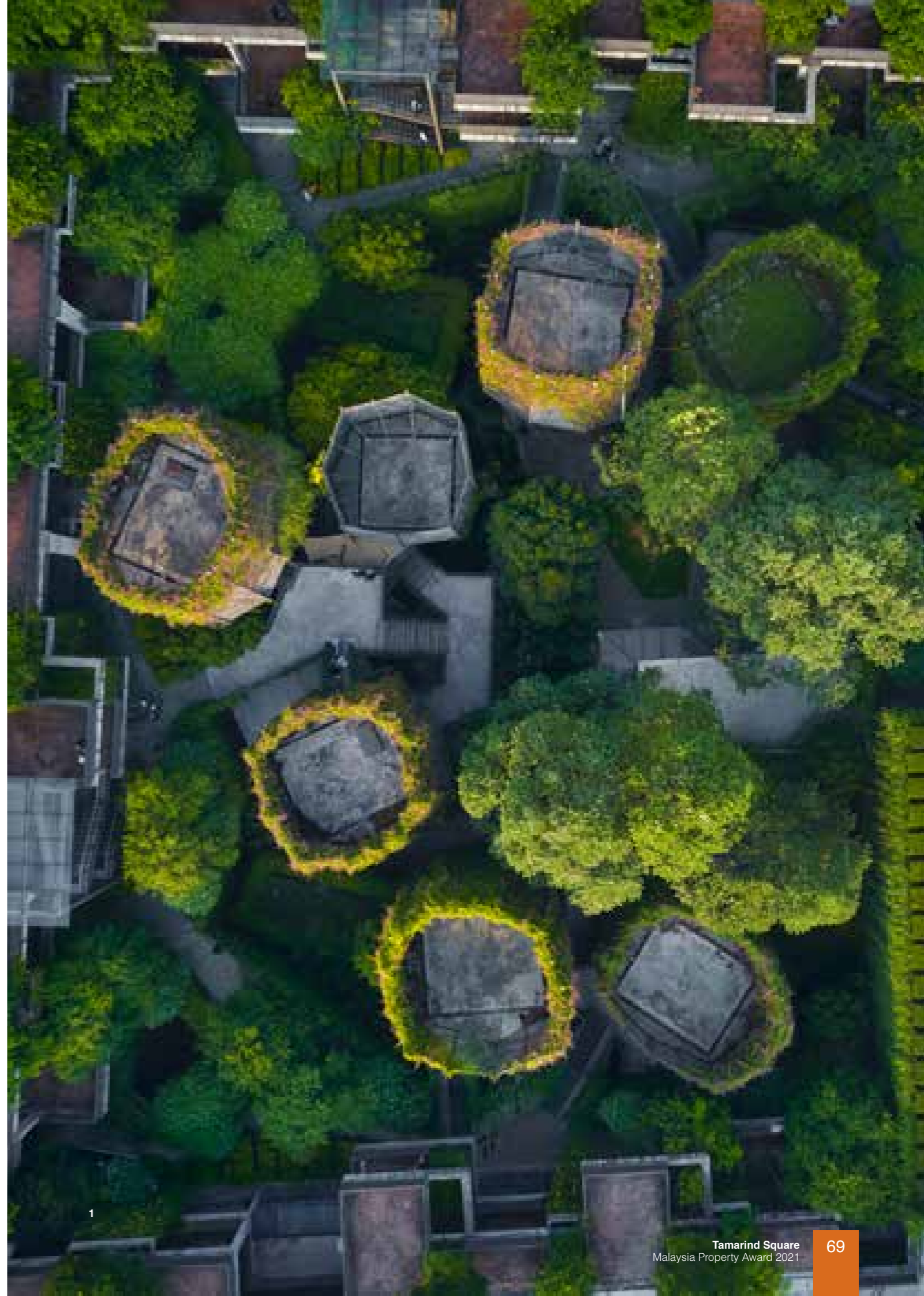
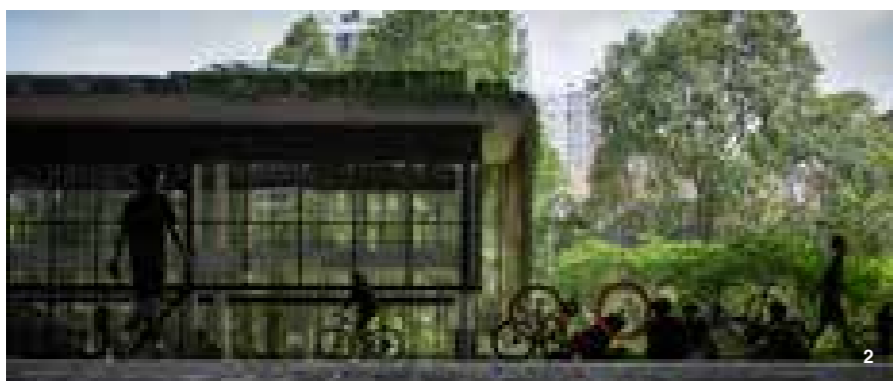
• Energy-saving – reducing of footprint

The following energy-saving efforts were implemented:

- i. Natural ventilation, also called passive ventilation, uses natural outside air movement and pressure differences to both passively cool and ventilate the building.
- ii. Optimization of natural lighting
- iii. Energy-saving light fittings were installed for the carpark and common areas.
- iv. Sensors that begin escalator operation when occupancy is detected and operates for a preset time after the occupant reaches their destination.

From the above, was recycling and collection of rainwater run-off incorporated into the water circulation system? What were the challenges and how were these overcome?

Design integration with road drain system, on site rain water retention sumps and rainwater down pipe network for channeling and recycling of rain water. Water run-off from the roof is collected into a harvesting tank and used for landscape irrigation as well as for cleaning of car parks and driveway.





b. What design was incorporated to reduce the reduction of energy in the building during project construction and in the maintenance of the project over its life cycle?

Building blocks are sculpted out with a play of volumes, giving way to terrace and opening at each level and creating deep air well to bring in adequate natural lighting and ventilation. The double volume height glazed shopfront at ground floor displays the feeling of spaciousness. Its landscaped secret garden serves as an extension to create an outdoor terrace while allowing natural lighting and ventilation into the space. The building is designed such that they do not face direct morning and evening sunlight.

c. What effort was taken to reduce water usage and to recycle waste water? What is the effort taken to harvest surface run off for usage in the retail mall?

Rainwater is collected using the 'Flow Fast System Design' and used for landscape irrigation as well as for cleaning of car parks and driveway. Water harvested are redirected to water the abundant trees/plants in the project.

d. With global warming, what steps are taken to reduce the impact to the project and the environment? What type of transportation and access (vehicular, pedestrian, public transport) is made available to the development in an effort to protect the environment and human health?

The green spaces created in the development help reduce environmental impact by creating a cooling effect, giving off oxygen, absorbing carbon dioxide, minimizing and intercepting the sun's rays, generating the shade and absorbing the fluxes of radiation. It also helps promote mental and physical health, and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation.

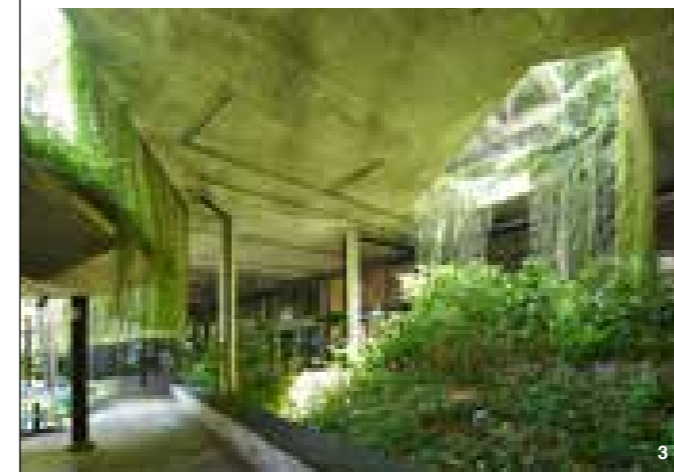
The development is easily accessed by private vehicles or public transportation. The nearest bus station is less than 10 meters from the project. Visitors can also opt to travel via electric scooters that are provided at the development made possible through collaboration with an e-scooter service provider. It is currently the cheapest, fastest and cleanest way to travel short distances in Cyberjaya.

e. Is there any effort made to use renewable energy and if yes, how was this been incorporated?

No. However, there are many energy-saving strategies adopted as mentioned above.



- 1 North Court
- 2 Electric scooters at Tamarind Square
- 3 Hanging vines from the roof gardens
- 4 Lush planting to enhance the urban forest ambience



safety & maintenance

a. What safety measures were incorporated or implemented?

The following safety measures have been implemented:

- i. CCTVs were installed in strategic locations and monitored through centralised control room.
- ii. Education and warning notices inside elevators, lobbies and notice boards at strategic locations throughout the development.
- iii. Routine patrolling by Polis Station Cyberjaya.
- iv. Fire extinguishers / wet risers and hose reel systems are placed in common areas for easy access in case of fires / emergencies.
- v. A device called Sistem Pengawasan Kebakaran Automatik (SPKA) is installed in the Fire Control Room to monitor and notify Bomba and BMO team if the fire alarm is triggered (within a 5-minute period).

b. Any Emergency Rescue Team?

An Emergency Rescue Team (ERP) consisting of Building Management Office (BMO) staff and security personnel has been formed.

c. Any safety training provided for staffs and/or residents?

Training on handling emergency breakdowns related to fire extinguishers, roller shutters, hose reels and first aid has been provided to all security personnel and BMO staff.

Further training for first aid and handling of other emergency situations is targeted after Joint Management Body (JMB) formation.

d. Any safety booklet or manual provided to the residents?

Building Handbooks (including emergency contact details) for owners and occupants of Tamarind Square and residents of Tamarind Suites were provided during the handing over of vacant possession (HOVP).

e. Any fire drill carried out, either internally, or with residents, or with authority?

Testing of the entire firefighting systems with Bomba was conducted during the handing over period. A formal fire drill has been scheduled upon completion of JMB formation.

f. What maintenance procedure and measurement being undertaken or implemented?

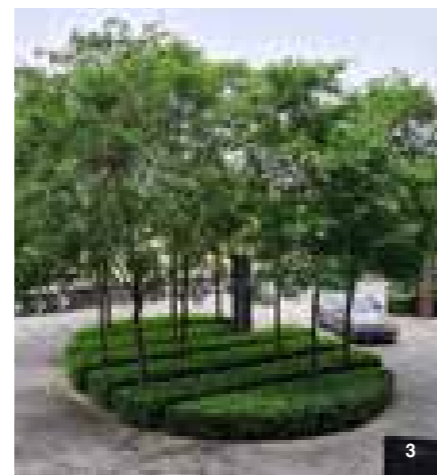
A professional and competent service provider has been appointed to conduct monthly checks and provide status reports on all fire-fighting systems including equipment.

g. Any maintenance details or booklet provided to the residents?

House Rule & Regulations has been circulated to all owners during HOVP.



2



3

- 1 Treehouse retail outlets
- 2 24-hr security
- 3 Roundabout for safer traffic flow





h. How is the garbage collection being done and monitored?

Garbage collection is carried out by the appointed team of professional janitors from the refuse rooms on each level and then disposed of into the main refuse chamber rooms on a daily basis.

Majlis Perbandaran Sepang (MPS) then collects the rubbish from the main refuse chambers.

i. Any long-term maintenance plan being implemented, such as replacement of equipment, etc.

A long-term maintenance plan has been implemented and it includes:

- i. Reviewing and improving the CCTV system and its strategic locations.
- ii. Engaging an experienced, retired serviceman to head the security team.
- iii. Installing a digital clocking system at strategic locations to monitor the movements and improve security capabilities.
- iv. Conducting yearly audit and assessment on the equipment and system to avoid direct impact due to weather, manufacturing defects and wear and tear.
- v. Fire Certificate applications.

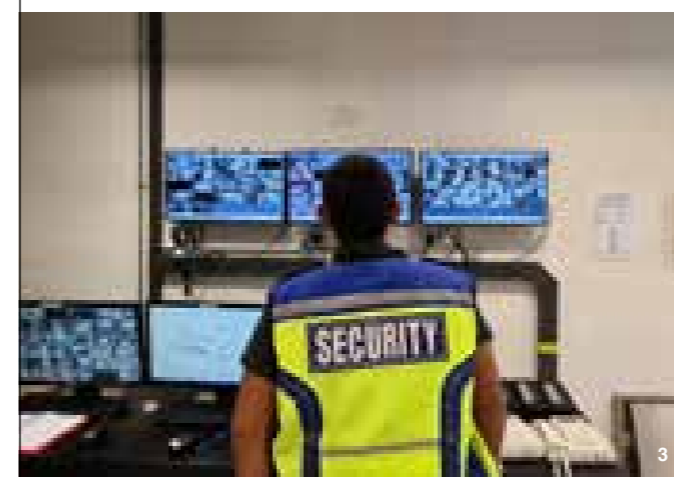
j. Any written standard operating procedure for all safety and maintenance measures?

The following written standard operating procedures for all safety and maintenance measures are available:

- i. SOP for Security
- ii. SOP for Fire Fighting System
- iii. SOP for Lift breakdowns
- iv. SOP for handling emergency breakdowns of equipment and system
- v. SOP and Guidelines for Renovation
- vi. SOP and Guidelines for Signage. This guideline is to provide a directive to maintain the uniformity of the building facade.



- 1 Alfresco dining spaces
- 2 Garbage collection
- 3 Security control room
- 4 Fire escape
- 5 Open spaces for assembly



community benefits



a. What was the positive and negative impact of the project on the local community?

The perception and impact of the development on the local community has been very positive. One of the benefits Tamarind Square bestows on the community is that it has enhanced the image of the area with its appealing design, by being a notable landmark in the area. The project has also greatly benefitted the local community as a lifestyle and leisure destination.

b. What main benefit has this project brought to the local community?

Distinctive from other commercial destinations in Cyberjaya, the project has a strong focus on creating a quality atmosphere for customers through integration of greenery, with an assortment of activities on offer, offering something for everyone. With a curated mix of service focused retail units to cater to the local communities' everyday needs, the project offers something that is not found in a typical air-conditioned mall – nature and a community centre.

Not limited to conventional commercial activities, this community mall also offers a space for physical activity, areas to sit back and soak up the greenery and contains large parking bays for the convenience of its shoppers. It is a one-stop centre for the local community where they can live, shop and work all within walking distance.

c. Has this project provided positive social development to the community?

The project is designed to be a community centre for Cyberjaya where art and culture meet and commercial activities co-exist. Designed to be a destination for the youth and communities in Cyberjaya and beyond, it provides an eco-system for community and creative engagement activities and positive social activism.

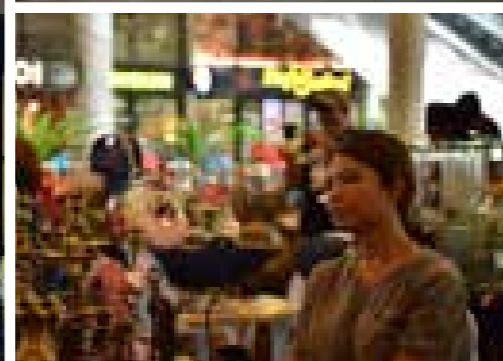
Spaces are designed to bring the community together for activities such as weddings, birthday celebrations, community meetings, exercise classes, dance classes, performances and others. It also offers many unique spots for photographers / videographers. Weekly and daily events / programmes such as the Urban Night Market held twice a month, the daily Fitness Programmes and creative festivals helps bring people together around a shared experience, creating a powerful sense of community.

With the opening of new companies and shops, more employment opportunities and jobs were created for the local community. Visitors also benefit from the freely accessible high speed Wi-Fi connection at the common areas while shopping.

d. Other notable achievement, etc.

Tamarind Square won **PAM Awards 2019 - Gold** for Commercial Low Rise category, a premier award for architecture in Malaysia where it recognizes the contribution made by architects in terms of design quality and that of the built environment.

Tamarind Square also won **Excellence Award for Landscape Construction in MLAA12**, held virtually in year 2020 by Institute of Landscape Architects Malaysia (ILAM). This prestigious award is organised by the Institute of Landscape Architects Malaysia (ILAM) and endorsed by the International Federation of Landscape Architects (IFLA).





location map

Tamarind Square, Cyberjaya is easily accessible, as it is served by a network of highways, and the ERL.

Highways

- North-South Expressway Central Link (PLUS)
- South Klang Valley Expressway (SKVE)
- Damansara-Puchong Highway (LDP)
- Expressway Lingkaran Tengah (ELITE)
- Maju Expressway (MEX)

MRT

Sungai Buloh – Serdang – Putrajaya Line with 2 stops in Cyberjaya:

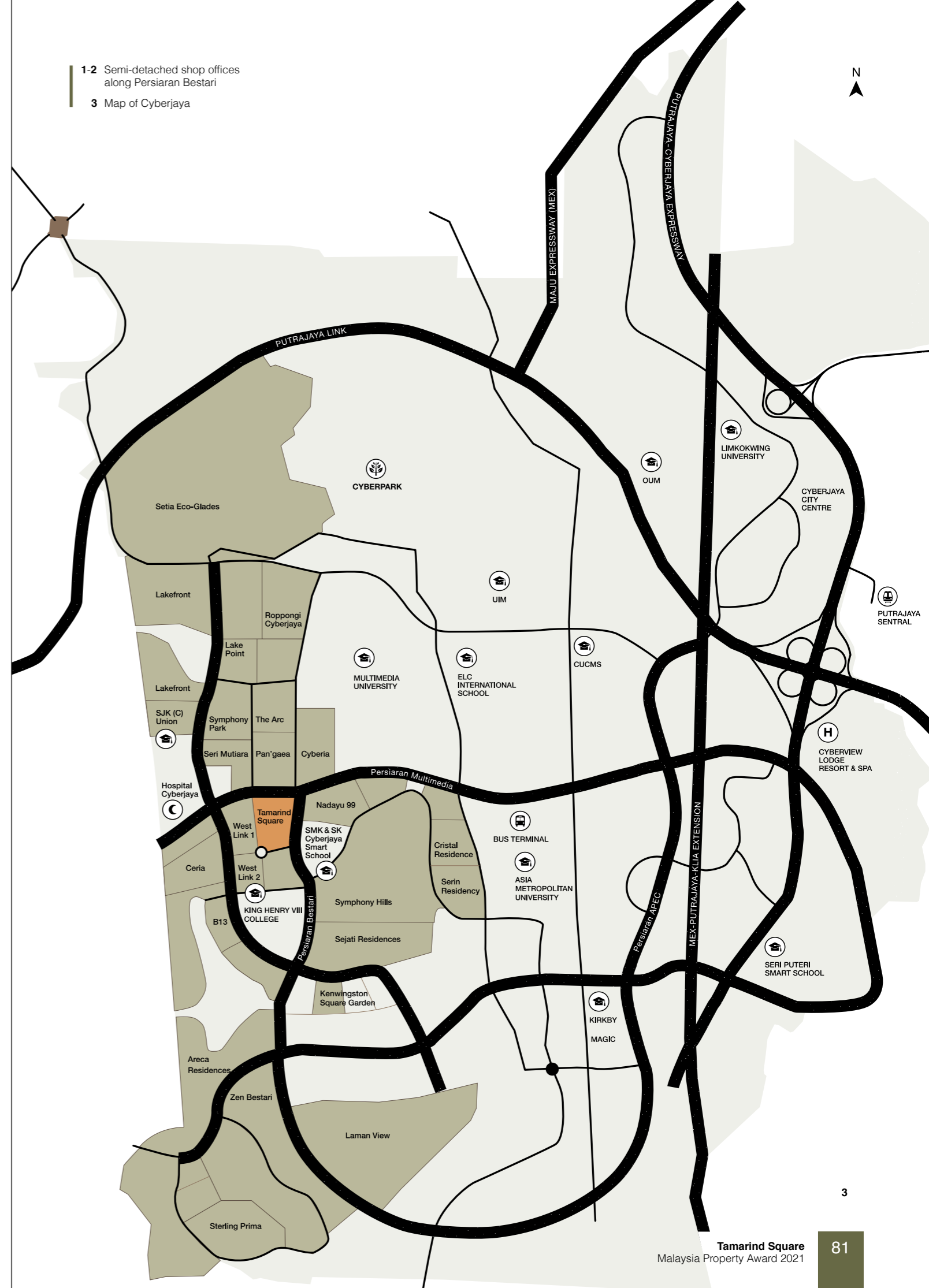
- Cyberjaya North
- Cyberjaya City Centre

By Rail

KLIA Transit - Putrajaya & Cyberjaya Station (ERL Express Rail Link)

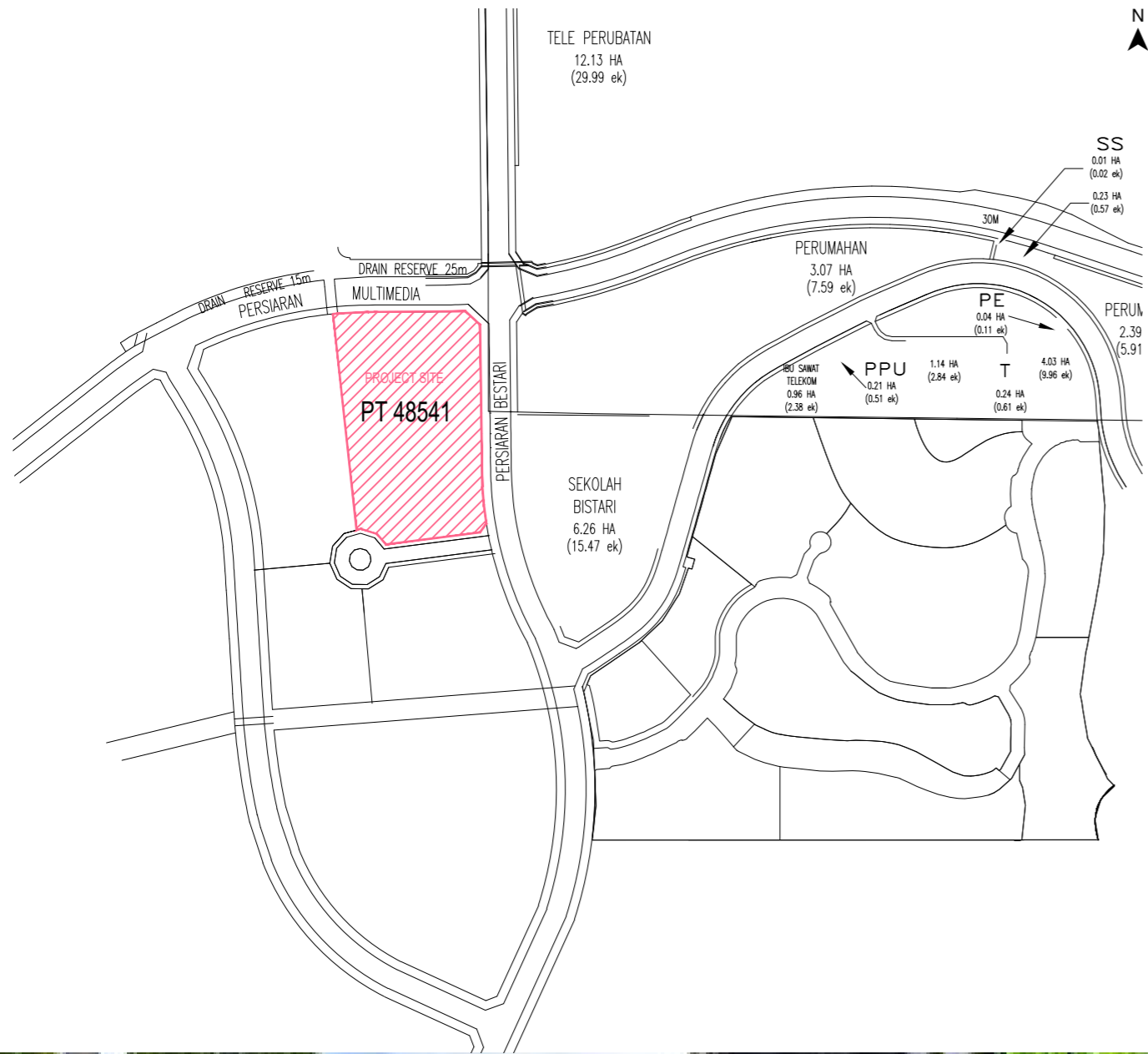


- 1-2 Semi-detached shop offices along Persiaran Bestari
- 3 Map of Cyberjaya





plot plan



tamarind square

SITE PLAN



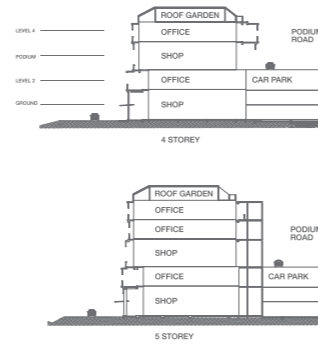
- 1 Centre Court
- 2 Tamarind Square



LEVEL 3 FLOOR PLAN



4 & 5-STOREY SEMI-DETACHED SHOP OFFICE ELEVATIONAL DRAWINGS



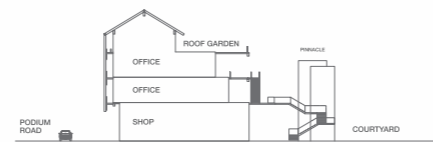
4 & 5-STOREY SEMI-DETACHED SHOP OFFICE FLOOR PLAN



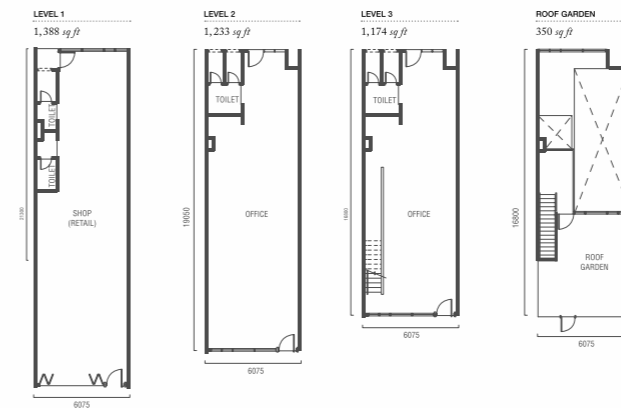
LEVEL 3M FLOOR PLAN



3-STOREY GARDEN SHOP OFFICE ELEVATIONAL DRAWING



3-STOREY GARDEN SHOP OFFICE FLOOR PLAN

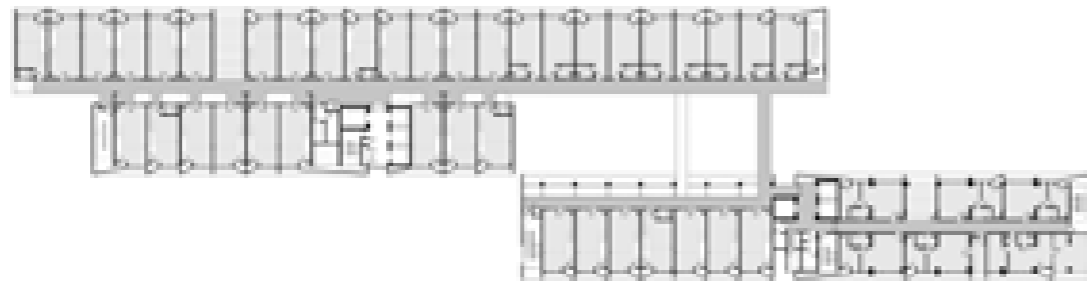


SECTIONAL PLAN



tamarind suites

TYPICAL APARTMENT
LEVEL FLOOR PLAN



CROSS SECTION



NORTH ELEVATION



SOUTH ELEVATION



