



HIGHPARK
suites

Private & Confidential
High Park Properties

Company Profile



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Company Core Values



INNOVATIVE & QUALITY DESIGN

Won Award for:-

- Top rated in CONQUAS (91.4)
- Best Master Plan (Bandar Botanic)
- Best Golf Development (Horizon Hills)
- Excellent Landscape Planning & Development (Valencia, Jade Hills, Yen So Park, Horizon Hills, Kota Kemuning)

HIGHPARK SUITES

- Certified GBI Gold Rating
- 6 Storey Height Sky Court
- Innovative Product Layout "Dual-Key"

ADDING VALUE

Township value added:-

- Community living
- Surrounded by complete amenities
- Complete facilities

Top 3 Golf Course in Malaysia:-

- Kota Permai Golf & Country Club (Winner)
- Horizon Hills Golf & Country Club (Top 3)

HIGHPARK SUITES

- Dual Key (Value for Investment)
- Dual Function Layout

HEALTHY LIFESTYLE

Township which 40% of the land dedicated to greenery.

Won Award for:-

- Excellent Landscape Planning & Development (Valencia, Jade Hills, Yen So Park, Horizon Hills, Kota Kemuning)

HIGHPARK SUITES

- Elevated Park
- Promote Nature Living
- Aqua Gym
- Private Jogging Track
- Sky Court

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THE EDGE MALAYSIA *Top Property Developers Awards*

2012 (TOP 8)



- The Edge Malaysia Property Excellence Awards, The Edge-PEPS Value Creation Excellence Award (Non-Residential Category) (Kota Kemuning, The Lake Precinct) (Average capital appreciation per year is around **55%**)
- The Edge Malaysia Property Excellence Awards, The Edge-PEPS Value Creation Excellence Award (Residential Category) (Horizon Hills, The Gateway) (Average capital appreciation per year is around **20%**)

2013 (TOP 8)



- The Edge Malaysia Property Excellence Awards, The Edge-PEPS Value Creation Excellence Award (Non-Residential Category) (Bandar Botanic, Botanic Business Gateway) (Average capital appreciation per year is around **35%**)
- The Edge Malaysia Property Excellence Awards, The Edge-PEPS Value Creation Excellence Award (Residential Category) (Kota Kemuning, Lagoon Suites) (Average capital appreciation per year is around **30%**)

2014 (TOP 5)



- The Edge Malaysia Property Excellence Awards, The Edge-PEPS Value Creation Excellence Award (Residential Category) (Horizon Hills, The Golf East) (Average capital appreciation per year is around **50%**)
- The Edge Malaysia Property Excellence Awards, The Edge-PEPS Value Creation Excellence Award (Residential Category) (Bandar Botanic, Caspia & Nouvo) (Average capital appreciation per year is around **30%**)

WHAT IS A GREEN BUILDING?

- **Focuses on increasing the efficiency of resource**
 - **Energy**
 - **Water**
 - **Material**

Green building practices can reduce a building's operating costs by as much as 9 percent, increase building values by 7.5 percent and realise a 6.6 percent increase in return on investment. So, green buildings don't just make sound ecological and environmental sense – they make sound economic sense too."



TONY ARNEL
CHAIRMAN, WORLD GREEN BUILDING COUNCIL

WHY GREEN BUILDINGS?

- Green buildings are designed to save energy and resources, recycle materials and minimise the emission of toxic substances throughout its life cycle
- Green buildings harmonise with the local climate, traditions, culture and the surrounding environment
- Green buildings are able to sustain and improve the quality of human life whilst maintaining the capacity of the ecosystem at local and global levels
- Green buildings make efficient use of resources, have significant operational savings and increases workplace productivity
- Building green sends the right message about a company or organisation – that it is well run, responsible, and committed to the future

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Business Times

Green building fever fast spreading in Malaysia

By Francis Dass
bt@mediaprima.com.my
2013/11/27

KUALA LUMPUR: The green building fever is fast catching on in Malaysia and there are now 200 development projects certified by Green Building Index (GBI) as being green buildings. Developers are realising that despite the marginal rise in building costs when they decide to make their projects "green", there are marked advantages to doing so, like their properties fetching higher prices and the developments being associated with prestige. At the moment, many developers see green certifications for their buildings as a quick ticket to bigger profit and a mean to raise the gross development value of their projects. However, architect Von Kong Leong, the immediate past president of Malaysia Green Building Confederation, feels it is a start to a trend that is surely to stay for the long term and will become more pervasive and, ultimately, become part of the local property scene. Von, who is Malaysia's Green Building Index accreditation panel member, was speaking on the sidelines of "The Green Building Seminar 2013", organised by Malaysia Green Building Confederation, here, yesterday. He said the World Green Building Council, which is a network of national green building councils in more than 90 countries, recognises GBI. Von said GBI was initiated in January 2009 and launched in May the same year. The GBI currently issues four levels of certifications: normal, silver, gold and platinum. Typically, said Von, a normal "green" certification will increase the cost of a development project by anywhere between zero and three per cent; silver (one and five per cent); gold (three and eight per cent); and platinum five and 10 per cent. These certifications are becoming increasingly important to companies that are looking for buildings that are more environmentally-friendly, said Von.

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According to CBRE's landmark study of office portfolio managed by the company from mature markets in Australian and the United States (which began in 2009), owners of sustainably-managed building anticipate a 4% higher return on investment than owners of traditionally-managed buildings, as well as a 5% increase in building value.

"Roughly 79% of owners surveyed believed that sustainable properties perform well in attracting and retaining tenants, yielding a 5% increase in building occupancy and 1% increase in rental income" said Nabeel Hussain, vice president of CBRE Malaysia.

In research paper, the firm said green buildings attract higher rents than conventional ones, and they also enjoy higher rates of growth and cost savings in long-term energy usage.

"Evidence suggests that for any given level of oil prices, the energy usage savings are very significant. Depending on the level of improvement, these savings at least exceed 10% and could be well over 50%", the report said.



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Green Building Index Certificate

60 MILLION SQUARE FEET
CERTIFIED GREEN BUILDINGS



GREENING MALAYSIA ONE BUILDING AT A TIME



75 MILLION SQUARE FEET
CERTIFIED GREEN BUILDINGS



GREENING MALAYSIA ONE BUILDING AT A TIME

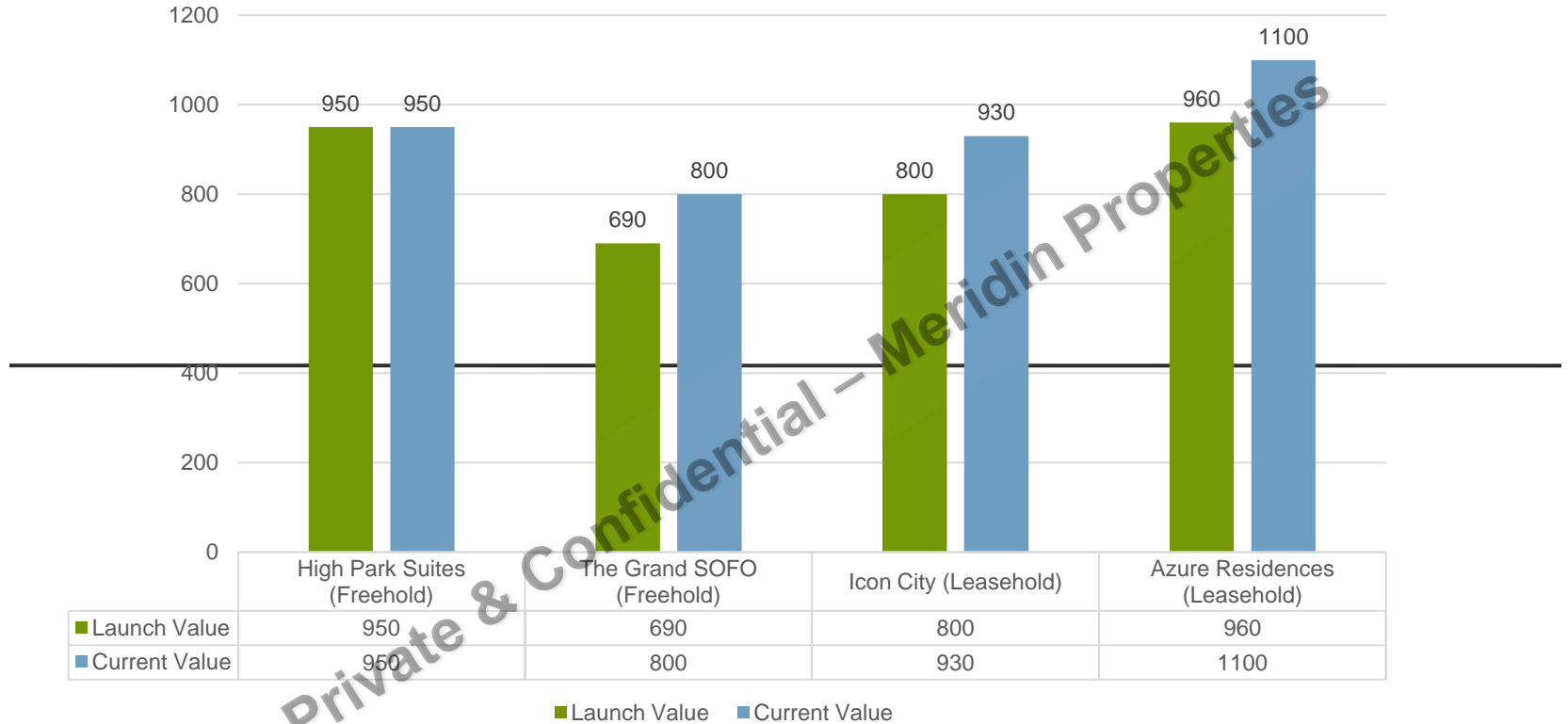


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Competitor Analysis



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Competitor Sales Analysis

Project	HIGHPARK SUITES	THE AZURE	ICON CITY
Launched Date	Option Sales- June 2015	Oct 2013	Nov 2013
Completion	2019	Aug 2017	May 2016
Total Unit	Phase 1 : 512	189	333
Unit Size	452 sf – 840 sf	756 sf – 1,815 sf	675 sf – 1,795 sf
SPA Launched Price	891 psf (402k) *	960 psf (726k)	800 psf (455k)
SPA Current Price	891 psf (450k)	1,035 psf (783k)	930 psf (529k)
Sales Status	40%	65%	90%
Package	<ul style="list-style-type: none"> • Top 5 Developer • CONQUAS/GBI • Quality and innovative design i.e. Dual Key & Duplex • 1st elevated park in KJ • 1st private jogging path in KJ • Six storey high sky court • Wellness park living in a vertical community • Dedicated shuttle bus to LRT KJ 	<ul style="list-style-type: none"> • Mixture of residences and modern hotel living concept • A paradigm lifestyle of shopping at home via integrated link to Paradigm Mall • Inclusive of kit cab, hood & hob, wardrobe & AC 	<ul style="list-style-type: none"> • Certified by leadership in Energy and Environment Design(LEED)bu USA • Integrated community with the live, work and play concept • Sky pool • Rooftop garden • 24 hours concierge • Inclusive kit cab, hood & hob, AC, washing machine & wardrobe
Marketing Package	<ul style="list-style-type: none"> • 4% Standard Rebate on 1st 10% • 1% Additional Rebate* • Free legal fee, stamp duty & disbursement for SPA • Free legal fee & stamp duty on LA • 12 month maintenance waver • 20 : 80 marketing package & deferred payment • 0.4% every month • (Note-Price quoted after rebate) <p>* Terms & Conditions Apply</p>	<ul style="list-style-type: none"> • Rebate 5%,free legal fee, stamp duty & disbursement for SPA • 20:80 Sales Scheme • No GST 	<ul style="list-style-type: none"> • Rebate 7%,free legal fee & disbursement for SPA & LA • No GST

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5 Pillars Of High Park

CHIC

First green high-rise building in Kelana Jaya, PJ

Designed to blend with the contemporary living amassed with the up-class modern features & facilities

CHILL

Avenue for relaxation and nurturing well-balance lifestyle

Lush greenery and enchanting landscape where residents will have the privilege for a private & refreshing lifestyle

CONVENIENCE

Prime location – conveniently accessible via 4 major highways (LDP, NKVE, SPRINT & Federal Highway)

Smart feeder service to operate from HighPark Suites to Paradigm Mall & Kelana Jaya LRT Station

COMPACT

An alternate living standard for young generation

Simple & easy maintenance for smart living

Nestled close proximity to education nucleus, business hub & retail centers

CAPITAL

Ensure capital appreciation due to surrounding promising outlook

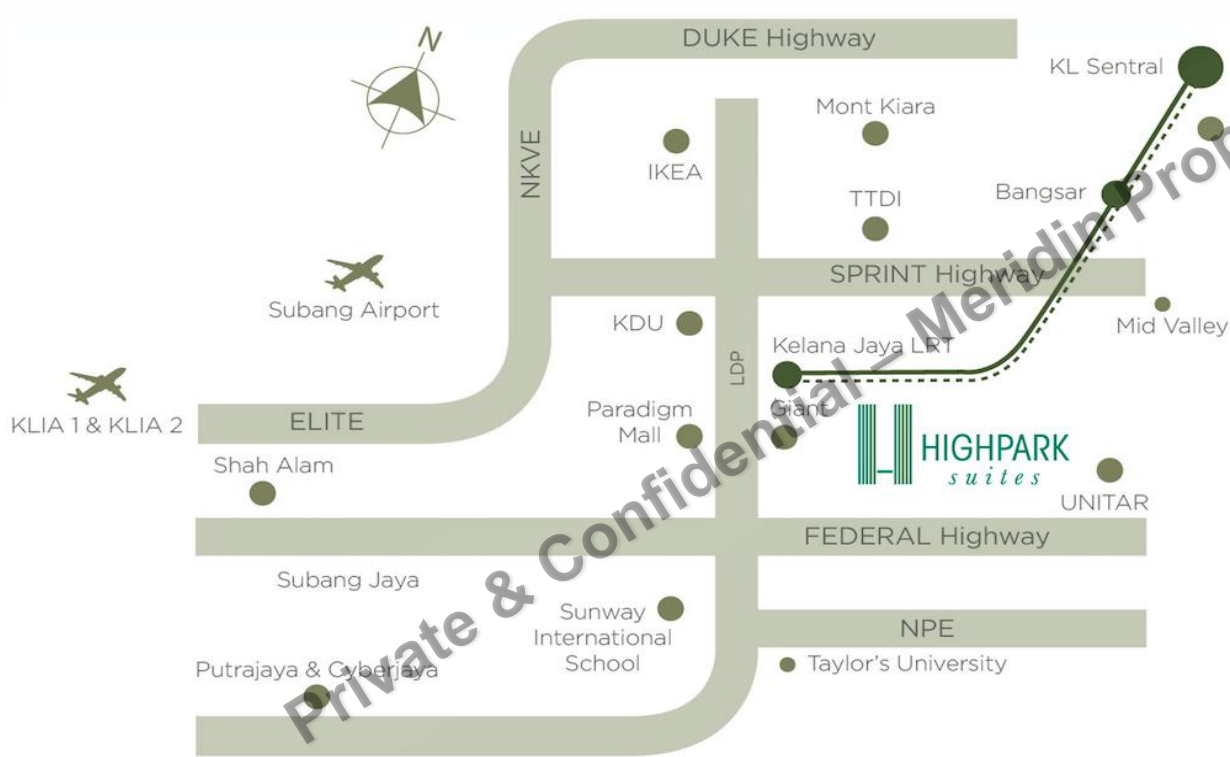
Leverage the potential returns on students expansion around education centers

Encourage market catchment from investors, entrepreneur & young professionals

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At the heart of PJ



Location



Overall View

Ara Damansara

Bandar Utama

Kelana Jaya LRT

KLCC & KL Tower

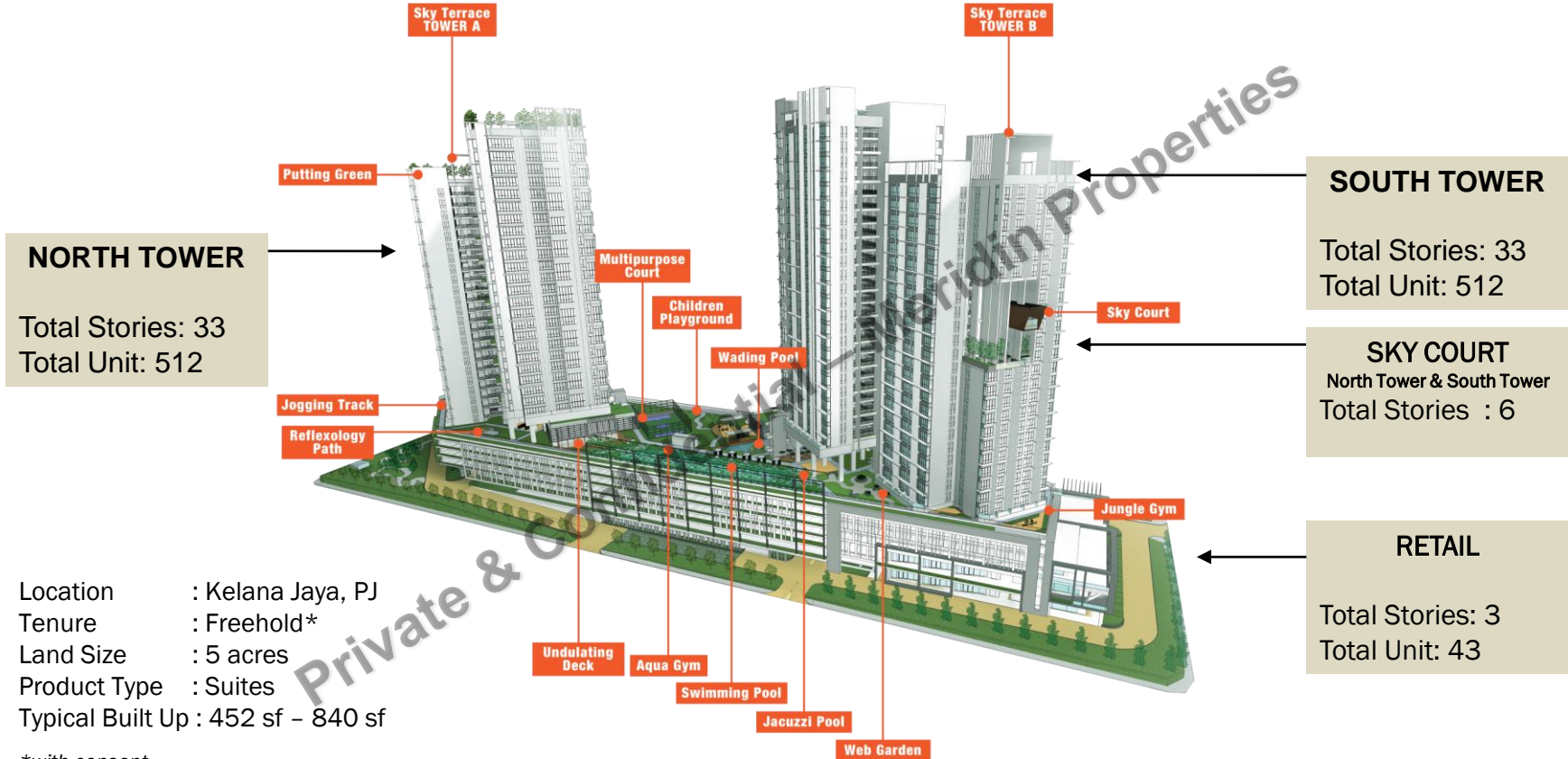
HIGHPARK
suites

UNITAR

Private & Confidential Meridin Properties



Development Component



Location : Kelana Jaya, PJ
Tenure : Freehold*
Land Size : 5 acres
Product Type : Suites
Typical Built Up : 452 sf – 840 sf

*with consent

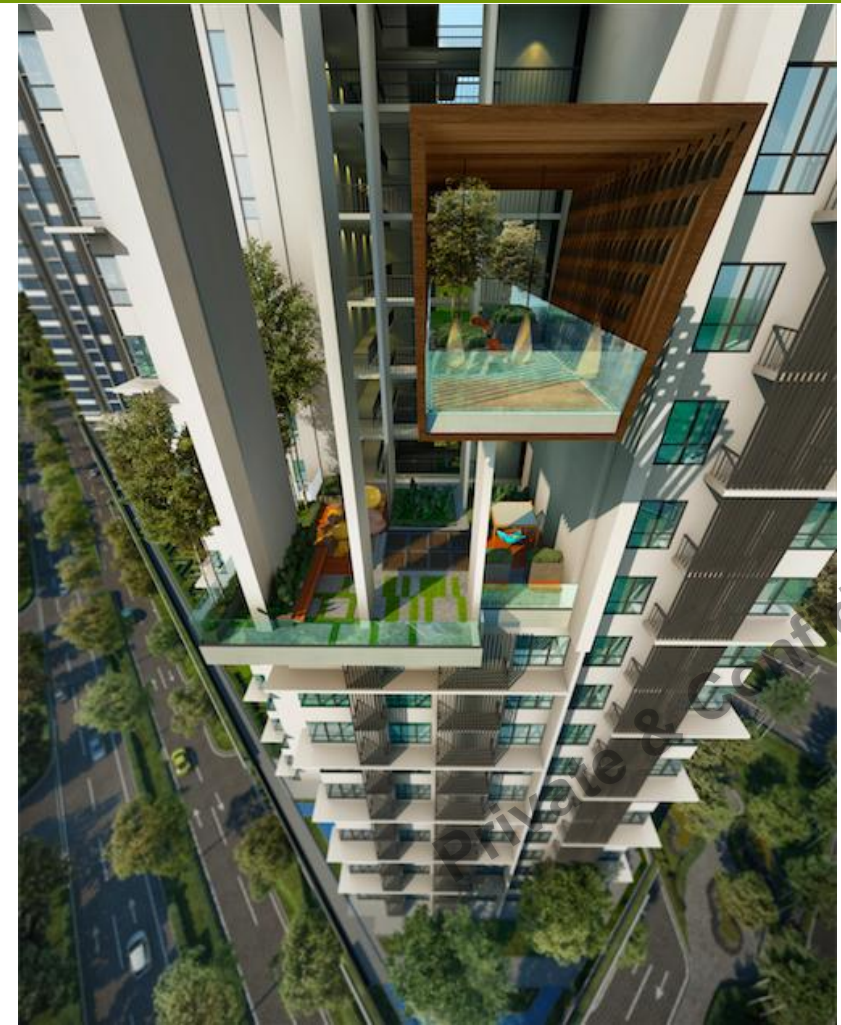
Facilities

1. Shuttle Service
2. 1km Jogging Path
3. Swimming Pool
4. Jacuzzi
5. Aqua Gym
6. Outdoor Gym
7. Wading Pool
8. Children Playground
9. Pool Cabana
10. Putting Green
10. Multipurpose Court
11. Multipurpose Hall
12. Business Centre
13. Security & Fire Control Room
14. Mail Room
15. Changing Room
16. Sauna
17. Launderette
18. Café
19. Library
20. Party Room
21. Management Office
22. Gymnasium
23. Surau
24. Children Room
25. Barbecue Area
26. Sky Court
27. Sky Pavillion
28. Sky Terrace

Private & Confidential – Meridin Properties



View of HighPark Suites



Our Six Storey High Sky Court on Level 18 – Level 23 acts as a viewing deck to the residence. It is also a meet up space equipped with WIFI connection and comfortable lounge area for business meetings and leisure.



Cabana by The Pool



1km Private Jogging Track



Fully Equipped Gym with a Panoramic View



Sky Terrace at Dusk, Level 30



Type A STUDIO (452 sf)

The Studio unit creates a compact living concept to cater to the younger generation.

The usage of dual functional furniture is implemented in the show unit at HighPark Suites.



Type B DUAL KEY (603 sf)

The Dual Key Living concept creates dual space room. 2 keys for 1 suite. It promotes flexible investment and lifestyle.

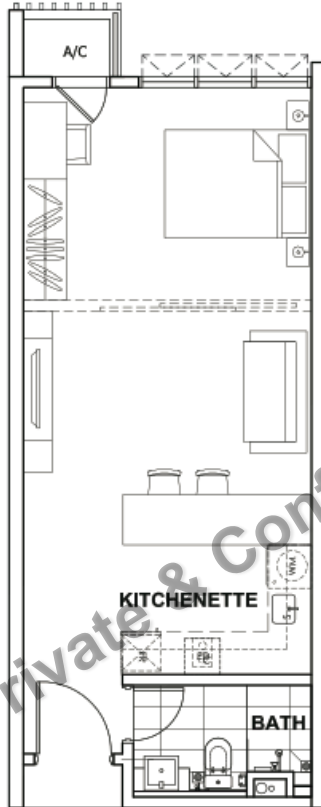




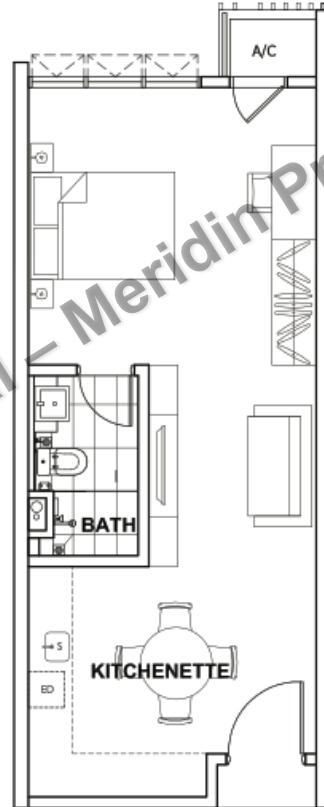
Type C & Type D
DUPLEX
743 sf & 840 sf

The Duplex Living concept which has a dual function. It is the new lifestyle of having 'a career, to reside, dine and pleasure' all under one roof.

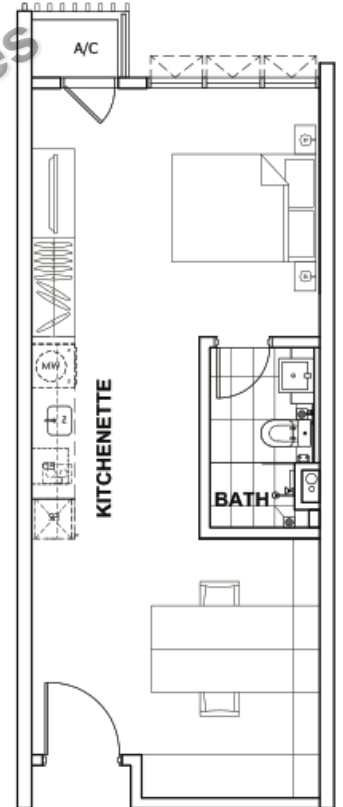
TYPE A1



TYPE A2



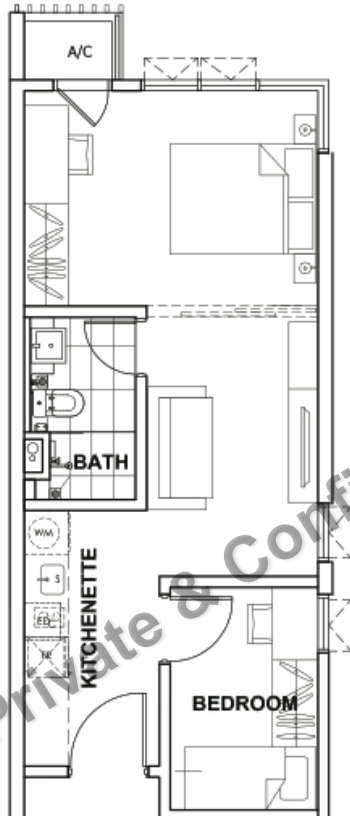
TYPE A3



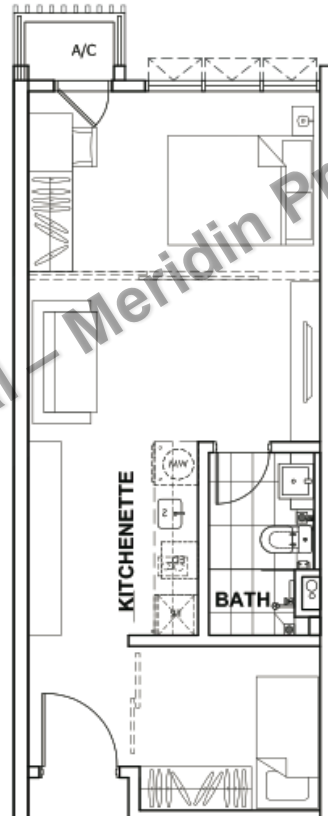
Type A STUDIO
(452 sf)

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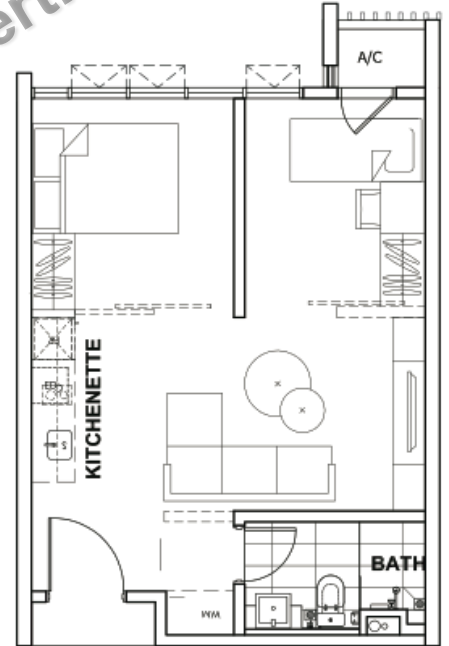
TYPE A4



TYPE A5



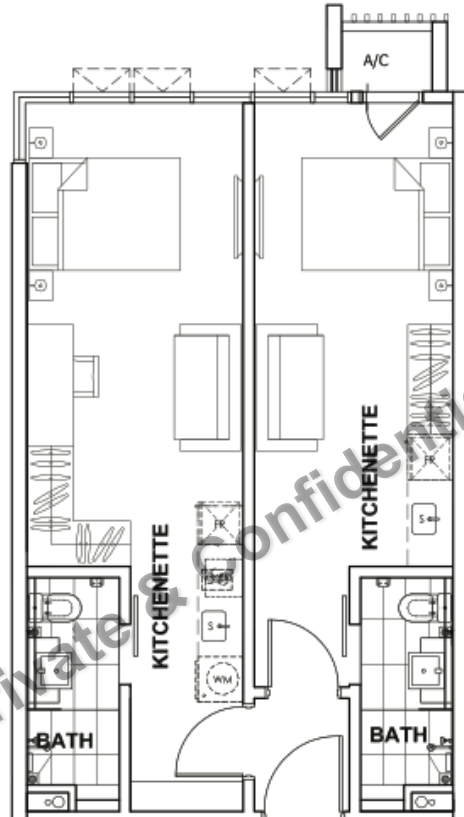
TYPE A6



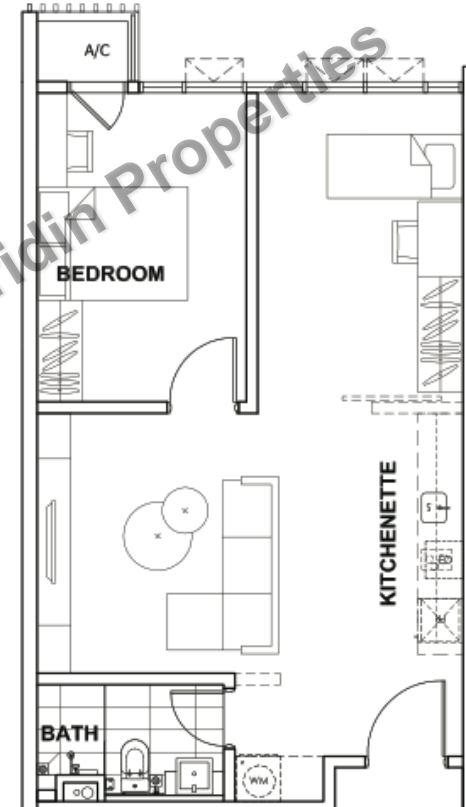
Type A STUDIO
(452 sf)

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TYPE B1



TYPE B2



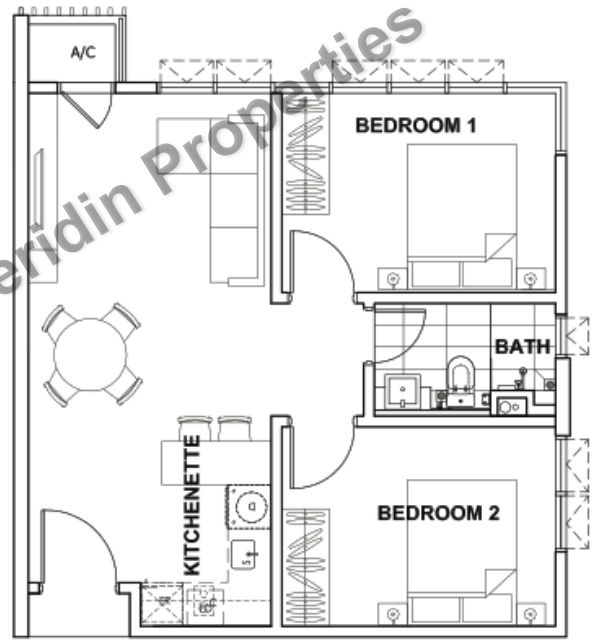
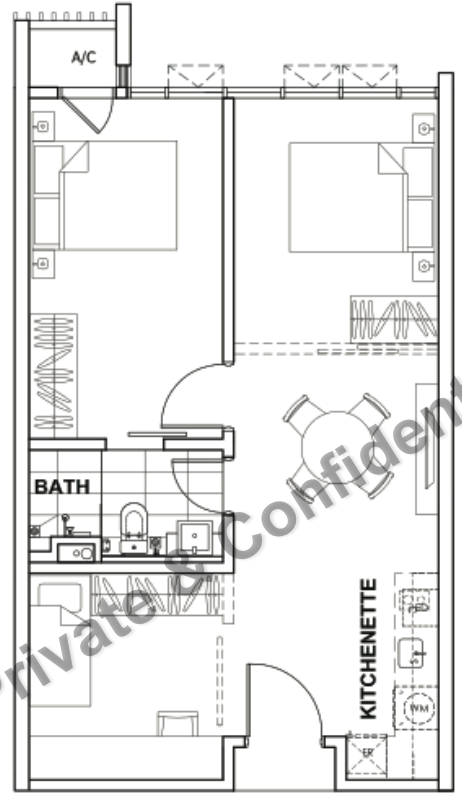
Type B
SUITES (603 sf)

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TYPE B3

TYPE B4

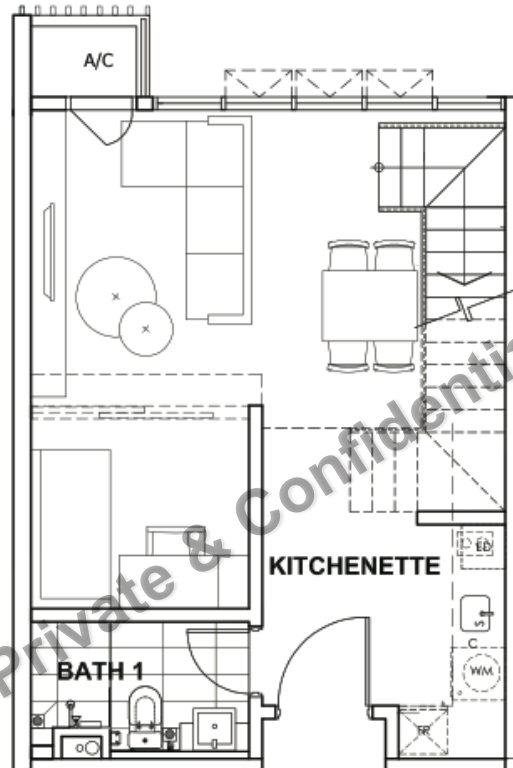
Type B
SUITES (603 sf)



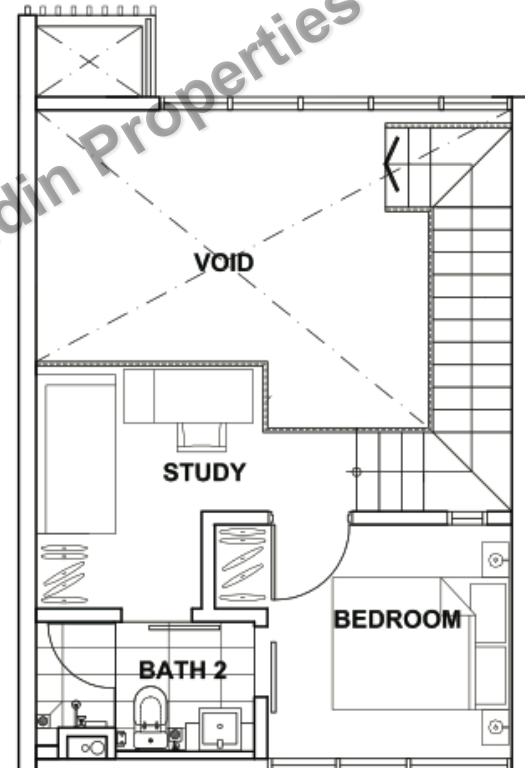
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TYPE C

Lower Floor Plan



Upper Floor Plan



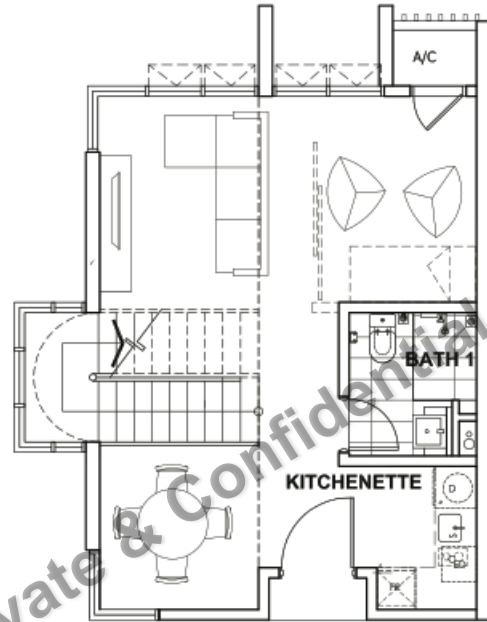
Type C
DUPLEX
(743 sf)

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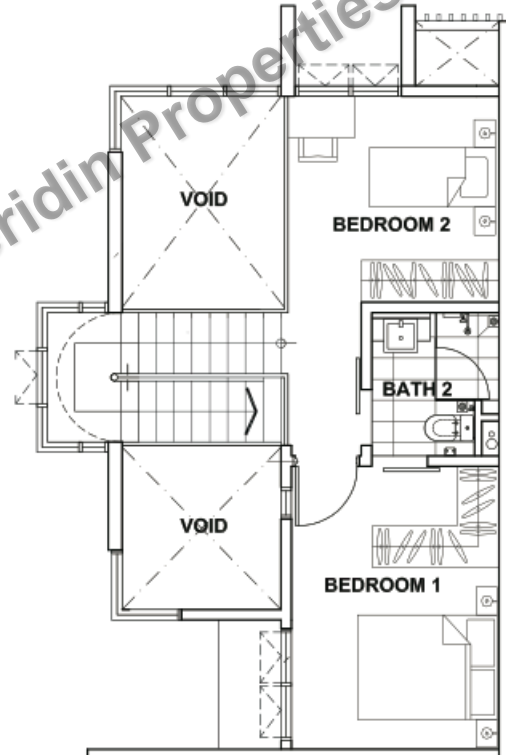
TYPE D

Type D
DUPLEX
(840 sf)

Lower Floor Plan

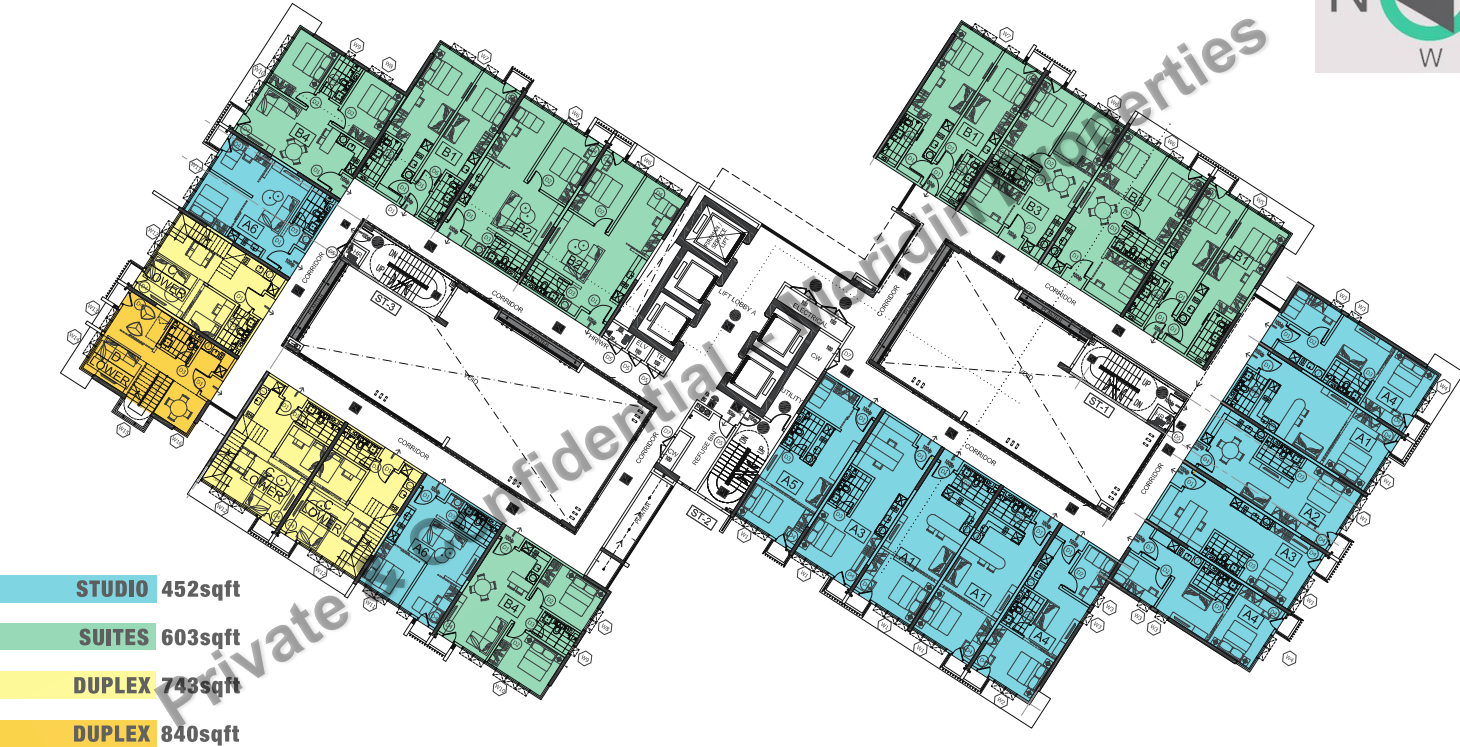


Upper Floor Plan



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Floor Plan





Thank You

谢谢

Terima Kasih

Developed by *Highpark Development Sdn Bhd*
Another prestigious project by *Gamuda Land*