

► U-Thant Residence  
WINNER IN THE CATEGORY  
Residential (High Rise)

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**U**-THANT Residence exudes calmness through its architectural theme of modern contemporary design blended with a charming green landscape.

The urban oasis boasts pockets of tropical garden surrounding a swimming pool deck within a central courtyard that is framed by three primary residential blocks. These blocks feature 77 expansive homes with thoughtful layouts and spacious private areas that should easily meet the needs of the family. Complementing these are large communal spaces where meaningful entertaining can be done.

Planned as a luxury low-rise development and low-density condominium, U-Thant Residence is indeed an epitome of tranquillity in the city with its exclusive location in the Embassy Row—one of Kuala Lumpur's most sought after addresses. The location is strategic, with easy access to KLCC, Jalan Sultan Ismail, and Jalan Ampang.

It is a low-density development, with only 150 persons per acre or 30 units per acre—complementing the existing established neighbourhood.

The project received an overwhelming response during a pre-launch event in 2006 and was fully sold. It was also successfully handed over to buyers ahead of the Sale & Purchase Agreement time frame, with readied Certificate of Fitness in 2009.

The current occupancy rate is 90% and residents are mainly expatriates and employees of embassies. There are also mature families who want to live comfortably in town and who want to be able to entertain when they are joined by other family members.



U-Thant Residence meets the needs of those who seek to be in the KLCC area but yet live in a private and quiet neighbourhood.

## Elegant tranquillity in KL

> A low-density development that complements the existing neighbourhood

Current residents enjoy the standard units with a built-up ranging from 2,476 sq ft to 5,651 sq ft, while the duplex features a luxurious outdoor shower and 6,803 sq ft of space.

The success of U-Thant Residence has made the value of surrounding properties appreciate. It is currently valued at some RM950 to RM980 per sq ft, compared to RM650 per sq ft when it was launched in 2006.

Certainly contributing to its success is the fine reputation and track record of the developers, IGB Corporation Bhd and Tan & Tan Developments Bhd.

Both companies are no stranger

to the Fiaci Malaysia Property Award, having bagged the Fiaci Award of Distinction for Residential Development in 2002 (for Sierramas, a private community-based residential estate in a resort setting), Fiaci Award of Distinction for Retail in 2001 (Mid Valley Megamall, Kuala Lumpur), Fiaci Award of Distinction for Hotel Development in 1997 (Renaissance New World Hotel Kuala Lumpur), and Property Man of the Year in 1992 (Datuk Tan Chin Nam).

This year, U-Thant Residence wins the Fiaci Award in the High Rise category.

IGB Corporation Bhd head of property development, Teh Boon Ghee, and senior general manager of architectural & project developments, Tan Yee Seng, share their thoughts.

### How does it feel winning the award?

**Teh** We feel good about winning and we didn't do it the normal way of submitting one year after completion; rather this building was completed almost three years ago. Having our older building competing with others and yet win is great testimony that U-Thant Residence can stand the test of time.

### What does this award mean to you and your company?

**Tan** We have always thought our brand is something that people trust and is strong. To win an award now reinforces the strength of our brand

and is a testament to our ability to deliver quality, award-winning developments.

**Teh** In terms of profile, the company has a bigger presence in the commercial and REIT (Real Estate Investment Trust) sectors, thus the award is especially meaningful and encouraging to us in that we are able to achieve this despite the relatively quiet residential profile.

### What is your recipe for success? And how can others follow in your footsteps?

**Teh** At that time, we were one of the early movers. U-Thant Residence filled that demand for people wanting to be in KLCC but yet able to live in a close, private, and not so busy neighbourhood.

Besides that, our land is quite large—2.5 acres—and there isn't more land of that size in that area. Most of the bungalows are only about half an acre, and to reach a land size like ours, they have to combine, which is not very easy.

The market niche is what we build for and we draw on our experience of building a variety of developments including hotels, hospitals, as well as low- and high-rise developments, to provide the best designs for the market.

We do projects that fill a market need and trend. We are able to draw on good counsel from the senior, current and younger generations in the company. This is important because we cannot just concentrate in our own little area. We have to instead use information from every angle.

**Tan** As a developer, it is important that we develop land in a way that is suitable for the location

that it is in, and that we recognise not only are we building physical structures but homes for families and communities to thrive.

### What inspired the development and what is its most unique features?

**Teh** At that time there were very few developments of that nature there. We got it almost right and it is quite different from KLCC where you've got a lot of high-rise and large format buildings.

This is purely a residential area and we don't see a lot of supply in this location due to the restriction on density. Now and in the future, there will not be a lot of supply of this kind of units. Therefore, developments in this zone would be quite unique and rare.

**Tan** When we developed U-Thant Residence, we wanted to build a low-density premium development that fostered a sense of community where people know their neighbours, and I believe that we have been successful in achieving our goal.

### What are your company's future plans and upcoming developments?

**Teh** We will be launching 41 units of strata villa homes in Sierramas, called Park Manor this year, and next year, there will be a launch on Jalan Tun Razak called 328 which features 166 units of apartments.

Our biggest project is a township in Kundang, Rawang which spans 506 acres. We've had this land for some time and the recent infrastructure upgrades have made it viable for more people to live there. It is the right time for people who want to move and still work in Kuala Lumpur to look here.



Teh (left) and Tan say winning the award is "great testimony that U-Thant Residence can stand the test of time".

### APPRECIATION LIST

**Consultants** • BEP AKITEK SDN BHD (9192-U) • WALRUS DESIGN SDN BHD (517427-M) • KEMASEPAKAT SDN BHD (103997-P) • JURUTERA PERUNDING LC SDN BHD (141804-T) • AXIS NETWORK CONSULTANTS SDN BHD (399006-P) • PERUNDING KOS T&K SDN BHD (449014-A) • JEYARATNAM & CHONG

**Contractors & Suppliers** • ENSIGNIA CONSTRUCTION SDN BHD (87632-W) • PRECEPT CONSTRUCTION SDN BHD (60722-X) • EEC CONSTRUCTION SDN BHD (579390-D) • SUN PLUMBER & SANITARY SDN BHD (122955-M) • BUILDCON CONCRETE SDN BHD (397618-W) • W. ATELIER SDN BHD (435747-H) • TAPAK WAJAR SDN BHD (202668-V) • AE SECURITY SYSTEM SDN BHD (490074-K) • TEKA KUCHENTECHNIK (M) SDN BHD (441253-A) • CONSPEC BUILDERS (M) SDN BHD (105870-X) • PRISTINE FRONTIER SDN BHD (372979-V) • NEATA ALUMINIUM (M) SDN BHD (188165-T) • F1 RECREATION SDN BHD (734961-P) • LIVING BATHROOMS SDN BHD (342454-T) • BOFI (M) SDN BHD (345459-A) • FLOW-LINE SDN BHD (143612-P)

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2002 SIERRAMAS (RESIDENTIAL DEVELOPMENT)

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