

FREEHOLD

Office • Suite • Hotel • Shop • Supermarket



THE GLENZ

Glenmarie's Award Winning
Transit Oriented Development

About
GLENMARIE
T.O.D & QCLASSIC
(Transit Oriented Development)

THE LOCATION



Over **80s** Multinational Corporation (MNC)



The 1 & Only Transit LRT3 Station 09



4 Notable Golf Courses



Connecting To At Least 5 \ Major Highways



Neighboring **6** Malls



7 Medical Centers



8 Education Institutions



15 Min Subang Airports

TRANSIT ORIENTED **DEVELOPMENT**

- A TOD project is normally high-density mixed development focuses around a strategic point in a transit network
- Creation of more street activity and buzz around the location of transit station
- Under the new government, it is unlikely there will be unlikely anymore new LRT or MRT lines coming up.
- Many TOD development comes with high density with thousand of units
- There are always investor willing to run down the rental rates

- The Glenz only has **262 SUITES** for own stay
- Probably the **LOWEST DENSITY** for a TOD development
- Selling **30% CHEAPER** as per comparing with the other TOD with similar density

TOD ARTICLE ON THE STAR ONLINE

Star ONLINE

MRT to have big impact on property prices

BUSINESS NEWS, BUSINESS

Wednesday, 16 Feb 2011 12:00AM MYT

By DANNY YAP

»Our tropical climate makes it not very conducive to walk longer than 10 minutes to a station«

HO CHIN SOON

PETALING JAYA: Property valuers and developers expect the Klang Valley Mass Rapid Transit (MRT) project to have significant impact on the prices of residential and commercial properties along the MRT route.

Eric Ooi, a member of the board of valuers, appraisers and estate agents said property prices - commercial and residential - along the MRT route could appreciate by 15% to 25% depending on the location of the property to the stations.

"We expect generally properties within a 500-metre radius of the MRT stations to have the most appreciation in value," he told StarBiz yesterday.

Ooi, who is also managing director of property consultancy firm Knight Frank Ooi said MRT linked to a network of lines integrated with the LRT, monorail, KTM Komuter and intra-city buses city would help ease traffic congestion and cut the cost of travelling.

However, Ooi said in the short term, especially when the MRT was being built, it might cause inconvenience to some people especially those living or working close to the stations.

"The impact of building the MRT is expected to be more physiological to the community," he said, adding that any major structural developments were expected to impact a certain group of individuals negatively.

There was an outcry by some residents in some suburbs (where the MRT stations are earmarked to be built) including those in Taman Tun Dr Ismail, who had criticised the development, claiming that the MRT station would cause traffic congestion, and possibly lower the value of their properties.

Ho Chin Soon Research Sdn Bhd director Ho Chin Soon concurred with Ooi that there would be some disgruntled individuals who opposed the MRT project but in the long run it would benefit the majority of people, especially the lower income group that depended on public transport.

Ho Chin Soon Research is a local mapping and property research based company.

Based on the company's compilation of data on MRT stations in various countries, it can be concluded that they would help raise property prices.

"Properties close to the MRT stations can expect better appreciation once the station is built. And those very close to the station are likely to benefit also. In certain circumstances, some properties very close to the station may be impacted too resulting in a fall in prices," he said, adding that such cases would be an exception rather than a rule.

Ho also said it would be reasonable to conclude that properties around a 500-metre radius to a MRT station would appreciate value once the station was built.

"Those within walking distance would still appreciate from its proximity to the station. Our tropical climate makes it not very conducive to walk longer than 10 minutes to a station," he noted.

Ho also said a 15% to 25% upside in property prices (depending on locations) was be a reasonable level of appreciation for properties close to the MRT route, especially to the stations.

"We can also expect the MRT integration with other transports lines like the LRT to further enhance the property prices of those especially in the Kuala Lumpur Golden Triangle as it would improve inner city connectivity.

An established property developer said many developers were looking to strategically build properties, especially condominiums close to the MRT stations.

"We want our property projects to be located within walking distance from a MRT station as we believe it would be a a major factor to potential home buyers. It is also easier to rent a property that is close to a station. All these factors should help boost the property value," said the developer.

Information on the first stretch of the MRT route that connects Sungai Buloh to Kajang is available to the public at six designated location from Feb 14 to May 14.

They are Dewan Bandaraya Kuala Lumpur, Bangsar LRT Station, Majlis Bandaraya Petaling Jaya, Majlis Bandaraya Shah Alam, Majlis Perbandaran Kajang, Majlis Perbandaran Selayang and Suruhanjaya Pengangkutan Awam Darat.

The Sungai Buloh to Kajang MRT line is a 51km, of which 9.5km is underground.

The line will have 35 stations and is expected to have a ridership of over 400,000 passengers per day when completed.

Work on the line is targeted to commence in July and is expected to be completed in 2016.

Related Stories: IGB ready to sell Gardens Mall - estimated at RM1bil - to KrisAssets Naim plans more affordable houses as demand rises IGB, unit ink deal to streamline retail ops

TAGS / KEYWORDS:

Business News , Business

TOD EVEN BETTER WITH QCLASSIC



- Many purchaser often have no choice other than to keep finger crossed and hope that workmanship and material will be of acceptable **quality**.
- Qlassic is formed by Construction Industry Development Board (CIDB)
- Qlassic is a system to measure and evaluate the workmanship quality of a building construction based on the Construction Industry Standard (CIS)
- A certificate that buyers can have their **peace of mind** without worrying the quality anymore
- The Glenz is one of the few Qlassic projects that can give high quality of workmanship to its buyer.
- Defect is no longer a concern in long term especially after defect liability period.



About
THE GLENZ

PROJECT BRIEF

Project Info	Freehold Land Total 2.52 acres Commercial Title Total 21- Storey 1 Level Basement Visitors & Shopper Carpark 7 units of 4 Storey Retail Shops 4- Star Business Hotel of 130 rooms 13,427 sf Anchor Supermarket Space @ Ground Floor Expected Completion 36 months from SPA Date. Ie: Last Quarter of 2021 Airbnb Friendly for Suites only 50m to LRT3 Persiaran Kerjaya Station completion by Dec 2024 RM 1,000 Booking Fees <i>(will offset on Loan Stamp Duty upon signing sales purchase agreement)</i> Legal Fees on SPA and Loan borne by Developer Loan Stamp Duty Loan borne by Developer		
	Offices – North Wing	Suites – East Wing	Suites – South Wing
Total Units	168	80	168
Maintenance Fees	Not Exceeding 0.35sen psf including sinking fund		
Unit Per Floor	12 (can be En-Floor Basis)	6	13
Lift Serve Each Block	3	2	3
Club Facilities	Free 1 Year Membership	Free 10 Years Membership	
Water Tank (M&E)	Level 7 Carpark & Rooftop Level 21		

PHASES OVERVIEW



North Wing Office Tower

East Wing Suites Tower

4-star Business Class Hotel

South Wing Suites Tower

Facilities Floor

Podium Carpark

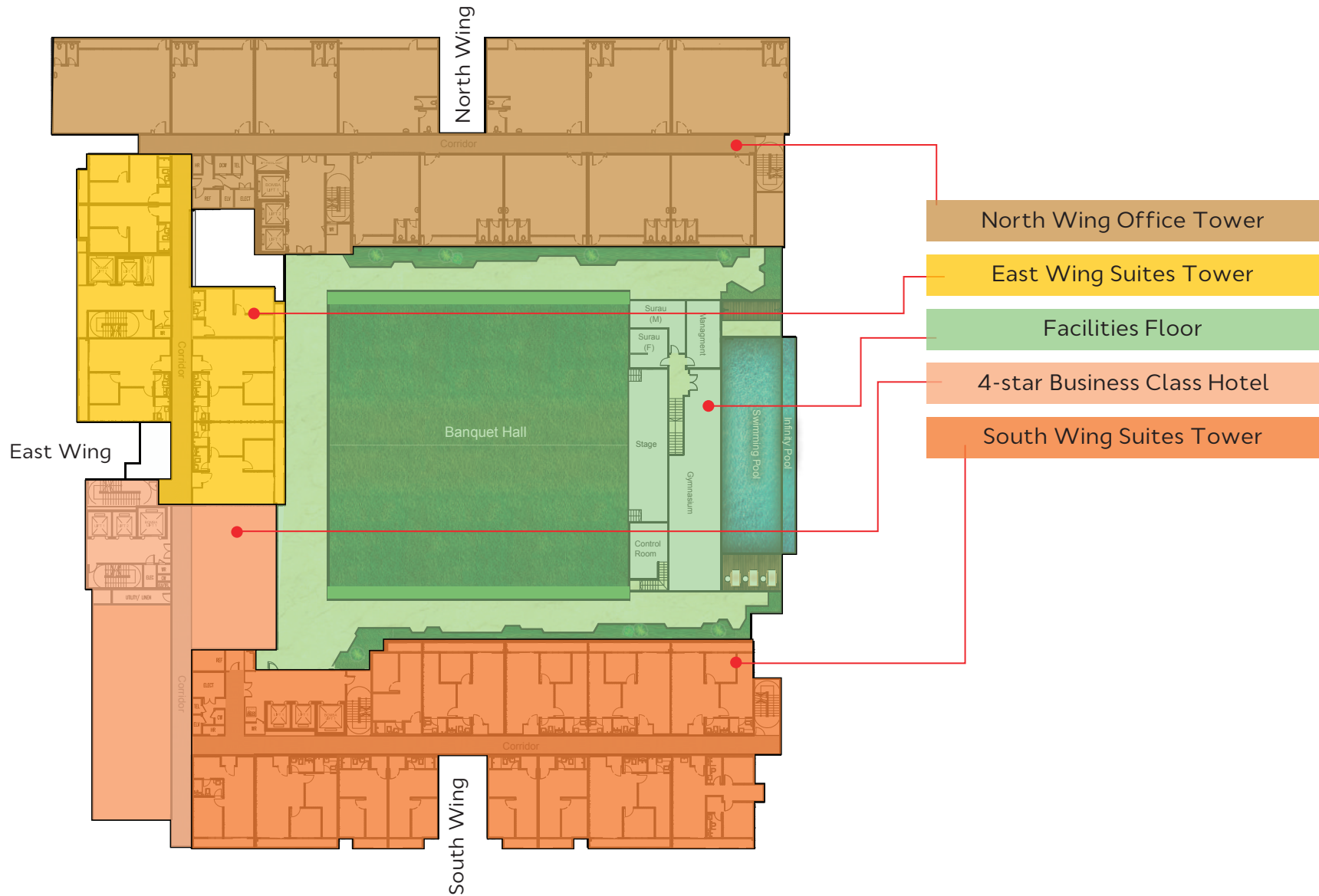
4-Storey Shops

Anchor Supermarket & Kiosk Space

Basement Carpark

MASTER LAYOUT PLAN

LRT3 Persiaran Kerjaya Station



THE MOU SIGNED STRATEGIC ANCHOR TENANT MIX



VESTLAND



THE ANCHOR TENANT



- A rapidly growing groceries that offers a brand new grocery shopping experience in Malaysia.
- They are set to thrill the shoppers with wide range of local and international brands of premium groceries to further elevate their gastronomic experience
- They are proud of not only stock quality fresh ingredients, they are also proud of themselves for having Australia grade beef and lamb. On top of that, they also provide fresh seafoods harvested from all over the country.
- Besides usual grocery products, Oliver Deli offers wide range of signature dishes allowing patrons to sit in or take away, with a great selection of western brewed coffee or tea available all day long.
- They are currently having 2 outlets in KL and no doubt The Glenz is the perfect location for their next destination.

Oliver's Currently at
TROPICANA CITY MALL & THE MINES



LOCATION WITHIN 5KM RADIUS



PETA TRANSIT BERINTEGRASI LEMBAH KLANG KLANG VALLEY INTEGRATED TRANSIT MAP

PETUNJUK LEGEND LALUAN REL RAIL LINES

- 1** **KTM LALUAN SEREMBAN**
KTM SEREMBAN LINE
- 2** **KTM LALUAN PEL. KLANG**
KTM PORT KLANG LINE
- 3** **LRT LALUAN AMPANG**
LRT AMPANG LINE
- 4** **LRT LALUAN SRI PETALING**
LRT SRI PETALING LINE
- 5** **LRT LALUAN KELANA JAYA**
LRT KELANA JAYA LINE
- 6** **LALUAN KLIA EKSPRES**
KLIA EXPRESS LINE
- 7** **LALUAN KLIA TRANSIT**
KLIA TRANSIT LINE
- 8** **LALUAN MONOREL KL**
KL MONORAIL LINE
- 9** **MRT LALUAN SG. BULOH-KAJANG**
MRT SG. BULOH-KAJANG LINE
- 10** **LRT LALUAN BANDAR UTAMA - KLANG**
LRT BANDAR UTAMA - KLANG LINE
*Nama stesen tertera di kepada pandangan pihak berkuasa berkaitan.
Station names subject to change by the relevant authorities.

- Stesen Sambungan
Connecting Station
- Stesen Pertukaran
Interchange Station
- Terminal Rel
Rail Terminal
- Dalam Pembinaan
Under Construction
- Stesen Bas Antarabandar
Intercity Bus Station
- Terminal Lapangan Terbang
Airport Terminal
- Medan Kereta
Park and Ride



LRT 3

Cost-cutting

Which stations are affected?

- One Utama (MRT1 interchange)
- Kayu Ara
- BU11
- Tropicana/Lian Hoe (Cancelled)
- Dataran Prima
- Kelana Indah
- Glenmarie (LRT KJ interchange)
- Temasya (Cancelled)
- Persiaran Kerjaya
- Malawati
- Persiaran Hishamuddin (Cancelled)
- Bandar Anggerik
- Seksyen 2/SIRIM (Cancelled)
- UiTM
- Seksyen 7
- Lebuhr Ketuli
- Bukit Raja (Cancelled)
- Pasar Besar Klang
- Jalan Meru
- Klang (KTM interchange)
- Taman Selatan
- Sri Andalas
- Bukit Tinggi
- Batu Nilam
- Bandar Botanik (Cancelled)
- Johan Setia

malaysiakini
news and views that matter

Graphic by Syamman | malaysiakini.com

LOCATION



20 mins to Bandar Utama
via LRT3



10 mins to Tropicana
via LRT3



2 mins to Malawati Stadium
via LRT3



15 mins to Central i-City
via LRT3



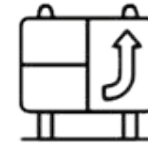
1.5km to Federal Highway Exit



3.2km to ELITE Highway Exit



3.0km to GCE Exit
(Guthrie Corridor Expressway)



4.5km to NKVE Exit
(New Klang Valley Expressway)

Coined as the hub of Glenmarie, The Glenz is located within convenient reach with easy accessibility to major highways and local transport with upcoming LRT3 via Glenmarie Station which connects to

KL Sentral

and other commercial hubs such as

Bandar Utama, Kelana Jaya, Subang Jaya, Shah Alam and Klang.

UNIQUE SELLING POINTS (USP)



Freehold



50m from Kerjaya
LRT3 Station



Connected To
Major Highways



Award Winning
Development



Hotel Services



Integrated Retail



Mature Township



Flexible Sales
Package



3 Tiered
Security Systems



Hybrid/EV Car
Charging Port



High Speed
Broadband



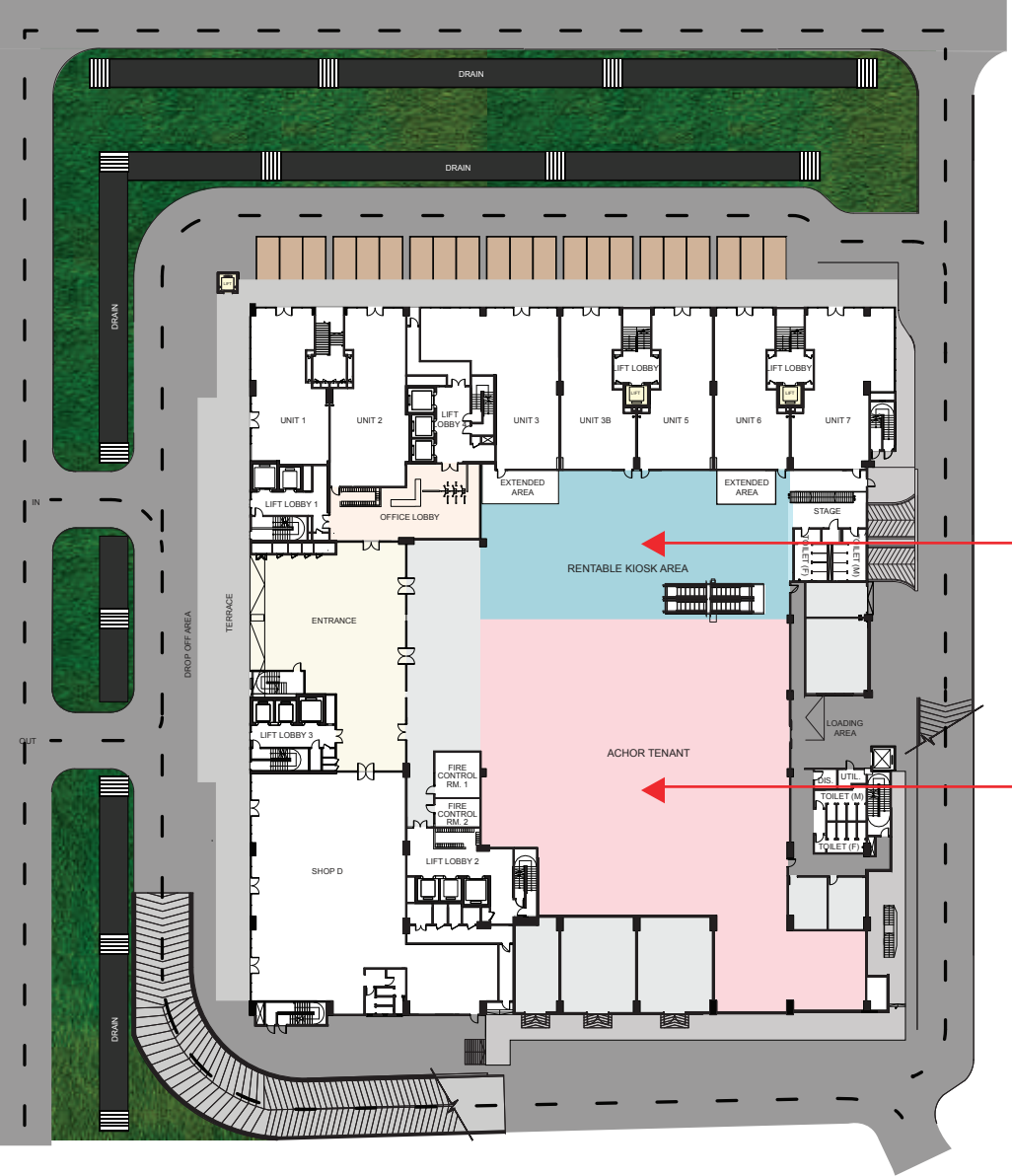
Ample Parking Space

Enjoy A Seamless Lifestyle
Step into a self-sustaining ecosystem and enjoy a life where all elements for holistic growth are within easy reach.

Explore the richness of what **The Glenz** has to offer.

FLOOR PLAN

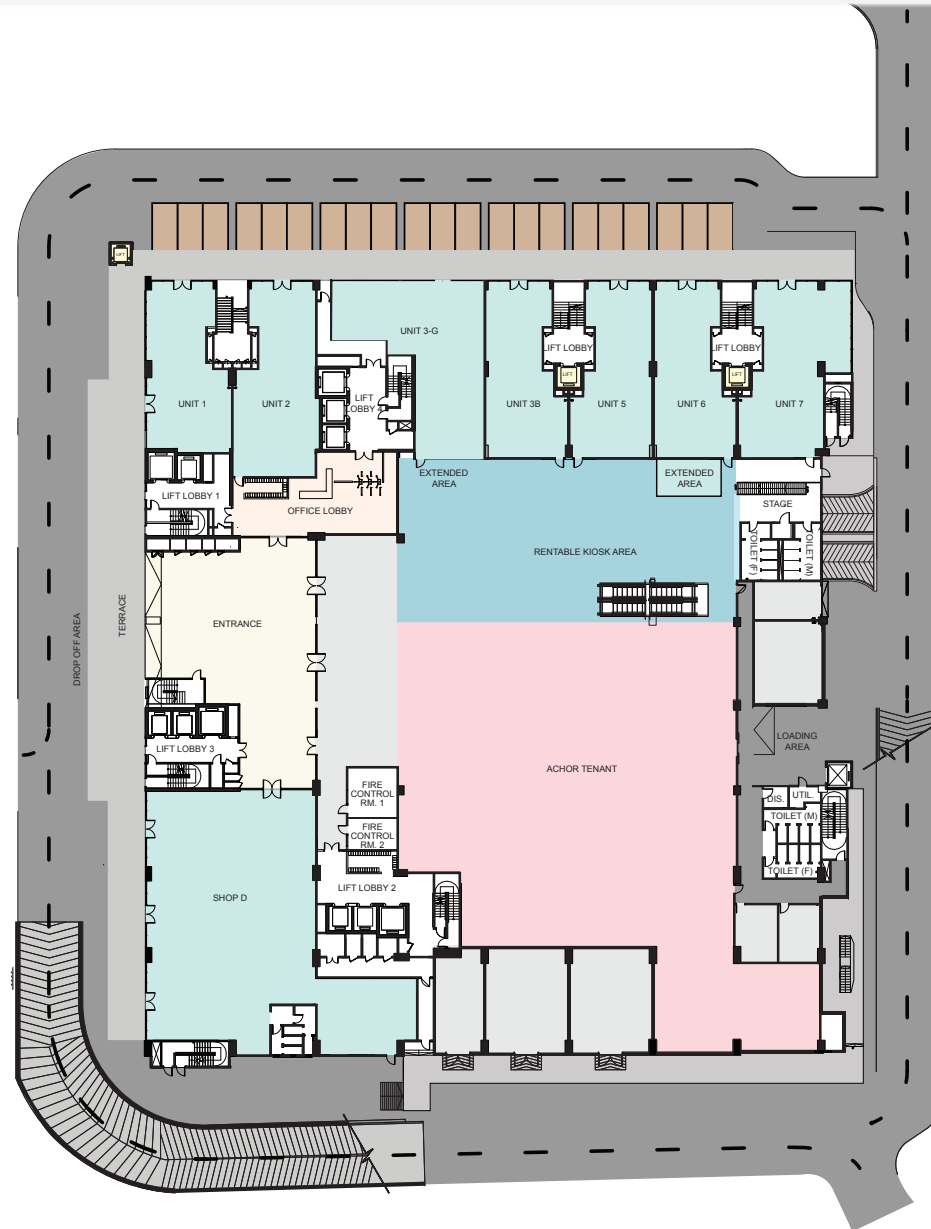
ANCHOR SUPERMARKET & KIOSK SPACE @ GROUND FLOOR



Rentable Kiosk Space
7,280 sq ft

Anchor Supermarket
13,427 sq ft

FLOOR PLAN 4 STOREY RETAIL SHOPS WITH LIFT

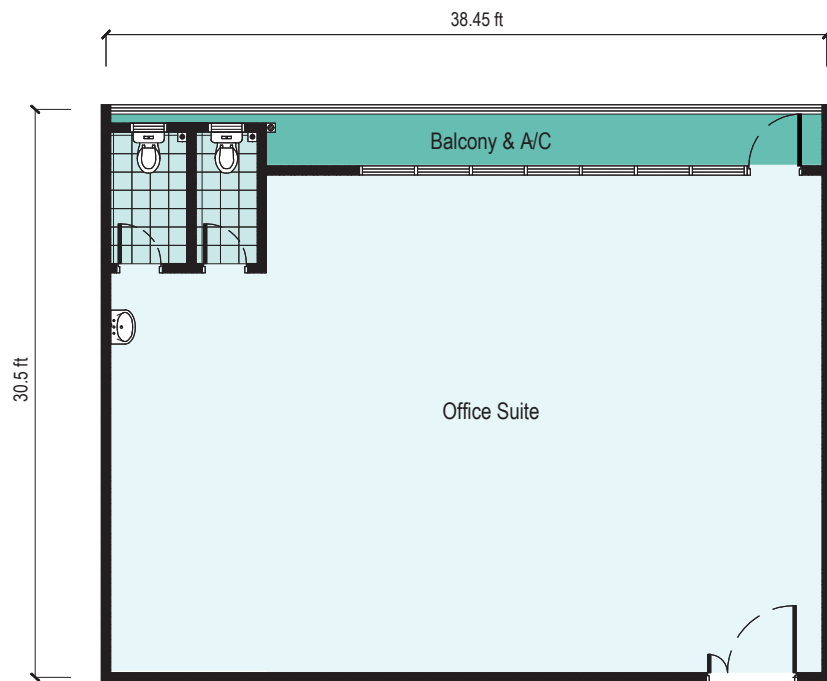


FLOOR PLAN NORTH WING OFFICE TOWER

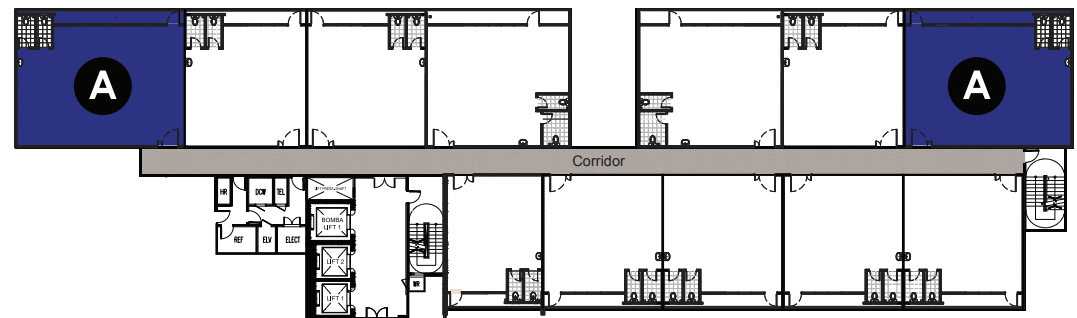


Flexi Office
Spaces up
12,000sq ft,

FLOOR PLAN
OFFICES | TYPE A | 1,173 SF

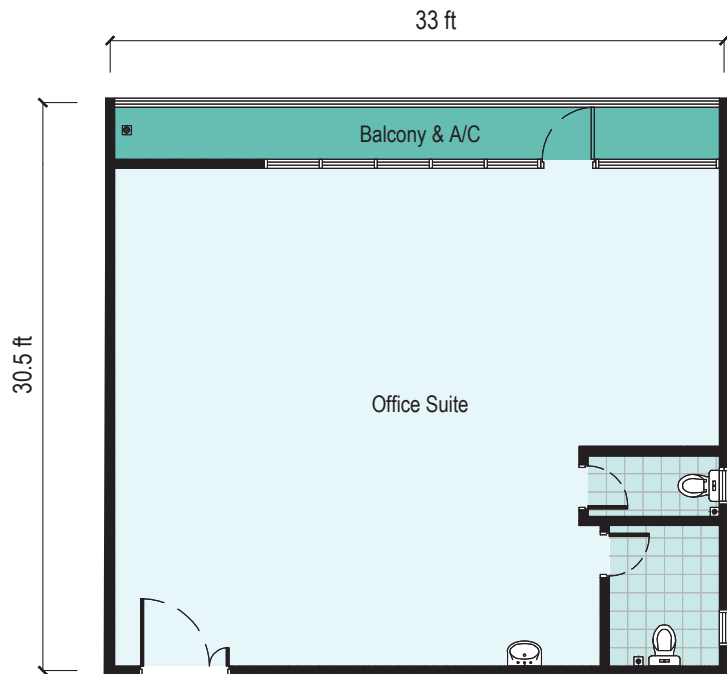


Type A | 1,173 sf
2 Washroom

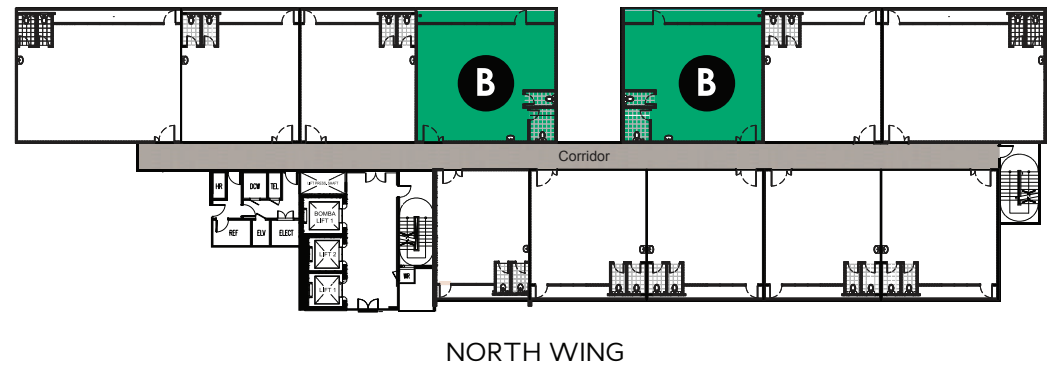


NORTH WING

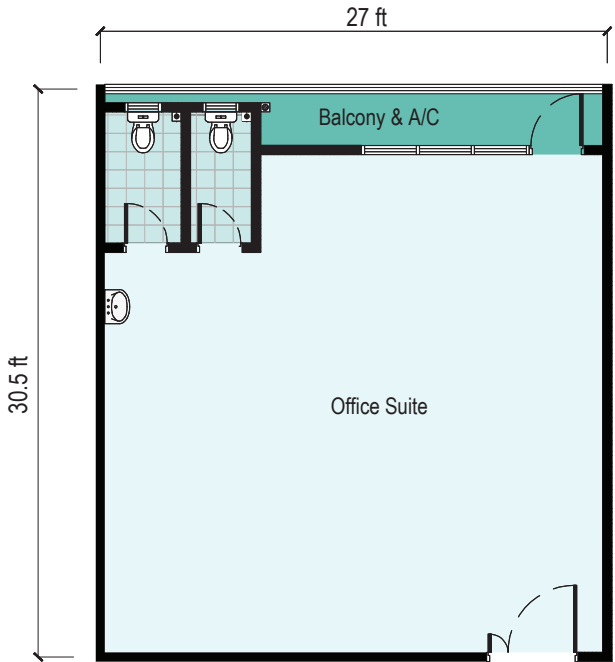
FLOOR PLAN
OFFICES | TYPE B | 1,006 SF



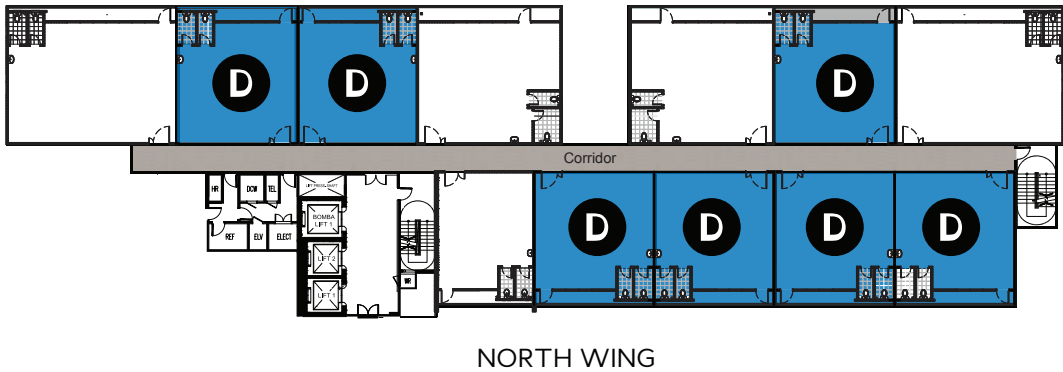
Type B | 1,006 sf
2 Washroom



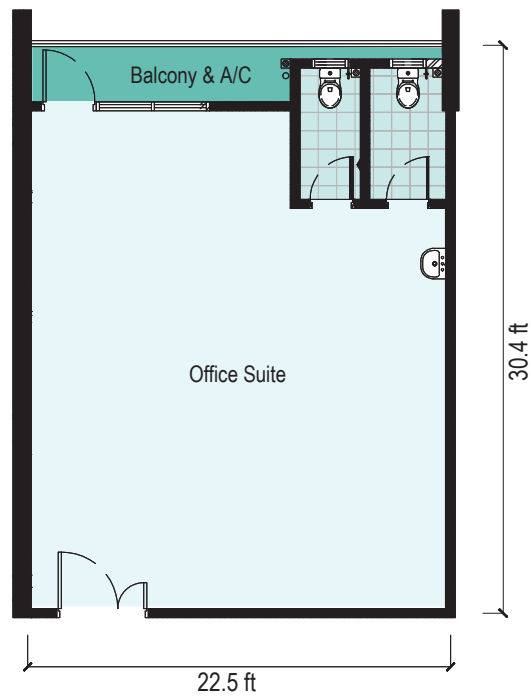
FLOOR PLAN
OFFICES | TYPE D | 823 SF



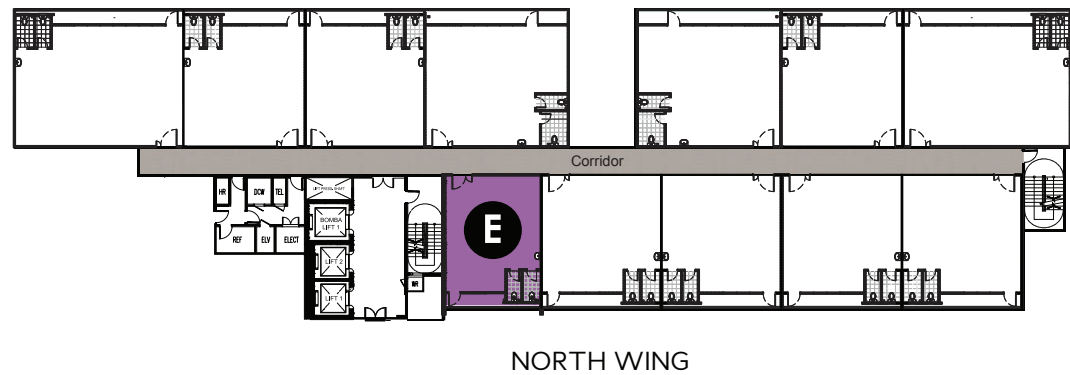
Type D | 823 sf
2 Washroom



FLOOR PLAN
OFFICES | TYPE E | 684 SF



Type E | 684 sf
2 Washroom



FLOOR PLAN EAST & SOUTH WING SUITES TOWER



Type G | 485 sf
 1 Room | 1 Washroom
 East Wing – Unit No 1, 2 & 3B
 South Wing – Unit No 1, 8, 9, 10 & 11

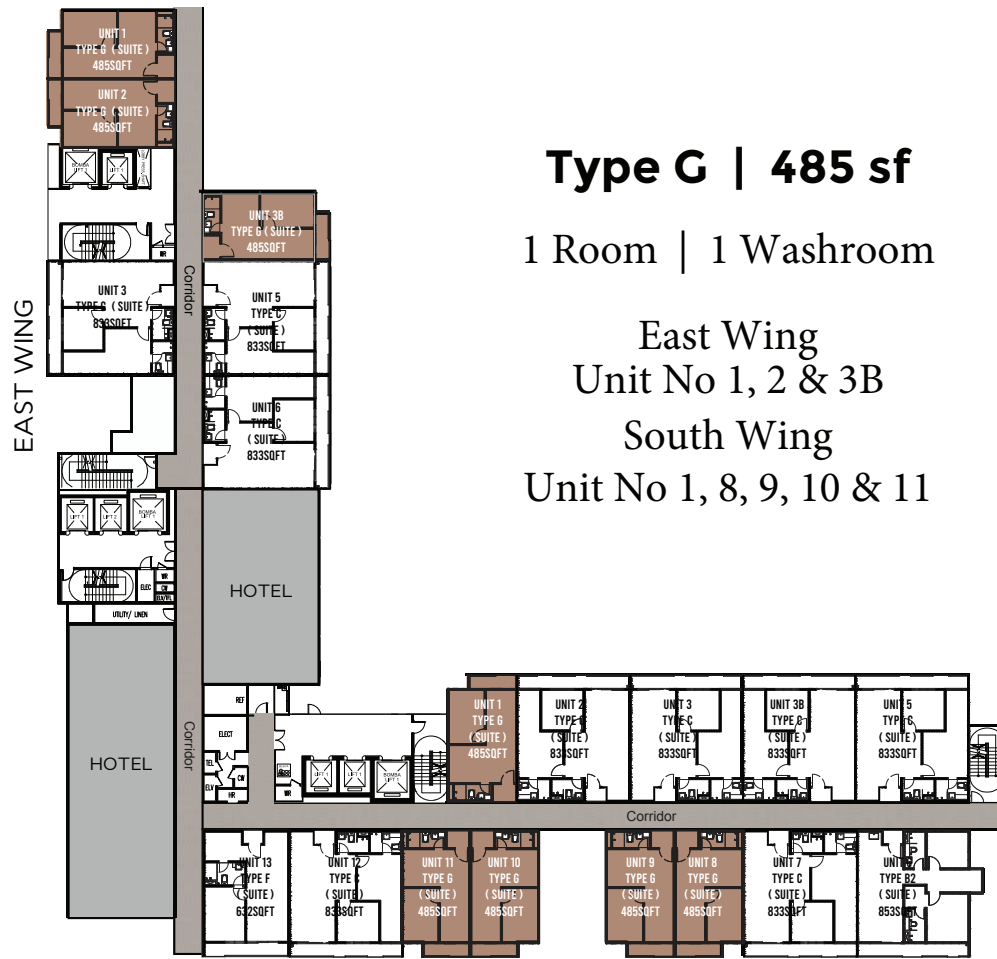
Type C | 833 sf
 2 Rooms | 2 Washrooms
 East Wing – Unit No 3, 5 & 6
 South Wing – Unit No 2, 3, 3B, 5, 7, 12

Type B2 | 853 sf
 2 Rooms | 2 Washrooms
 South Wing – Unit No 6

Type F | 632sf
 1+1 Rooms | 1 Washrooms
 South Wing – Unit No 13

FLOOR PLAN

SUITES | TYPE G | 485 SF

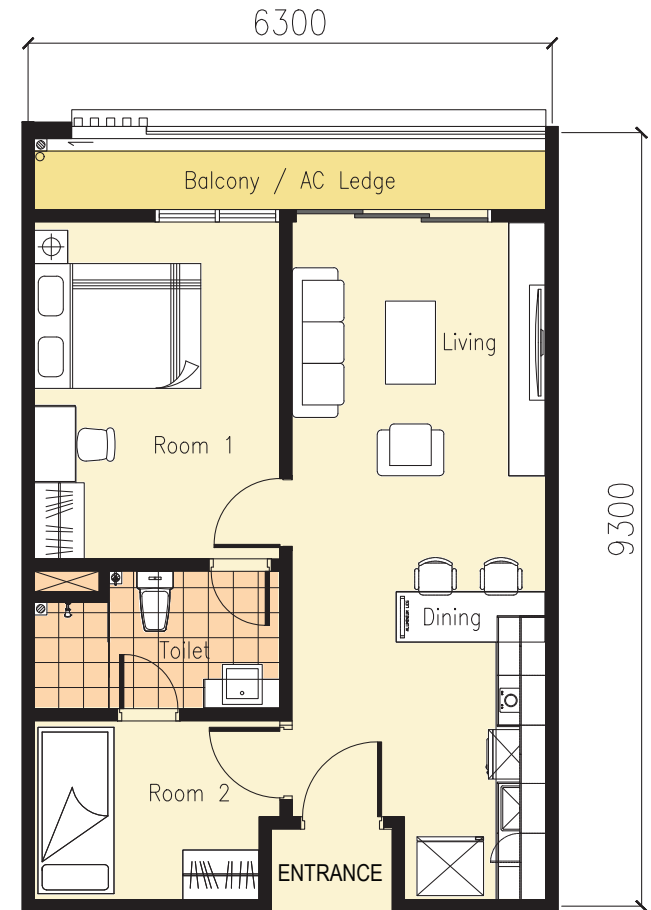


Type G | 485 sf

1 Room | 1 Washroom

East Wing
Unit No 1, 2 & 3B

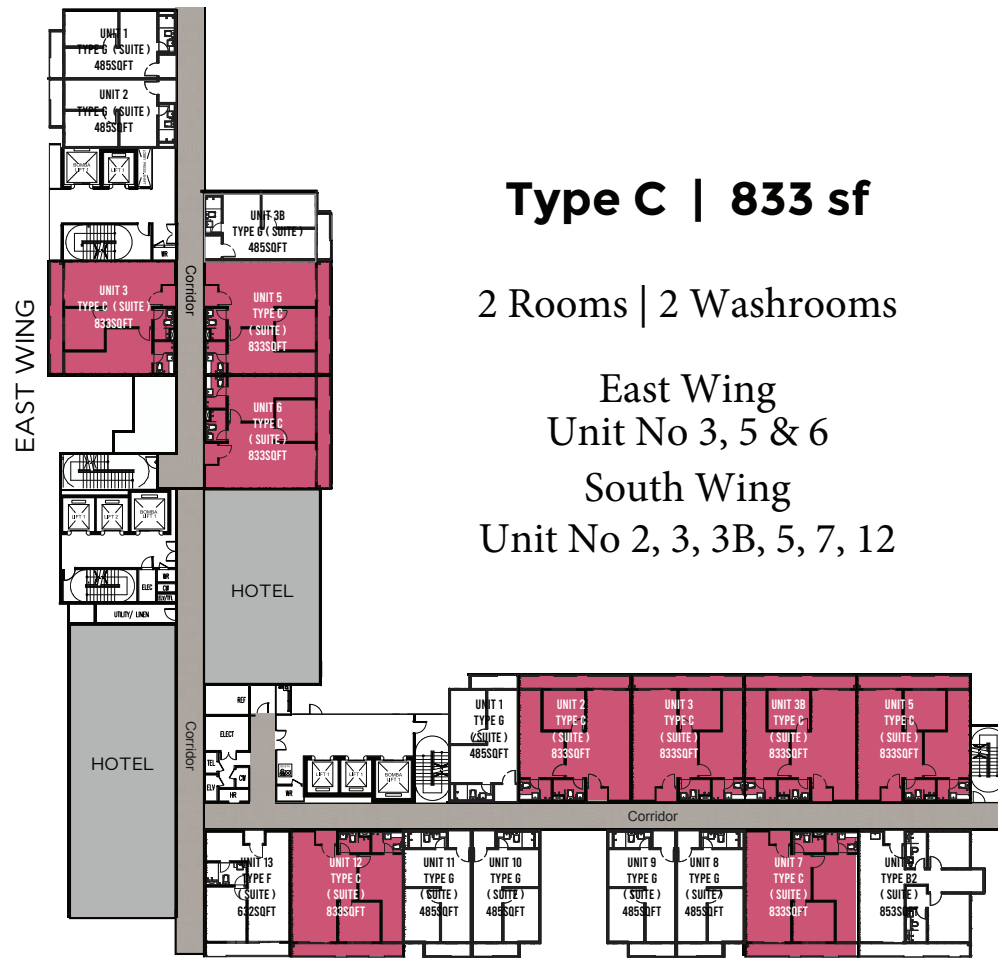
South Wing
Unit No 1, 8, 9, 10 & 11



SOUTH WING

FLOOR PLAN

SUITES | TYPE C | 833 SF

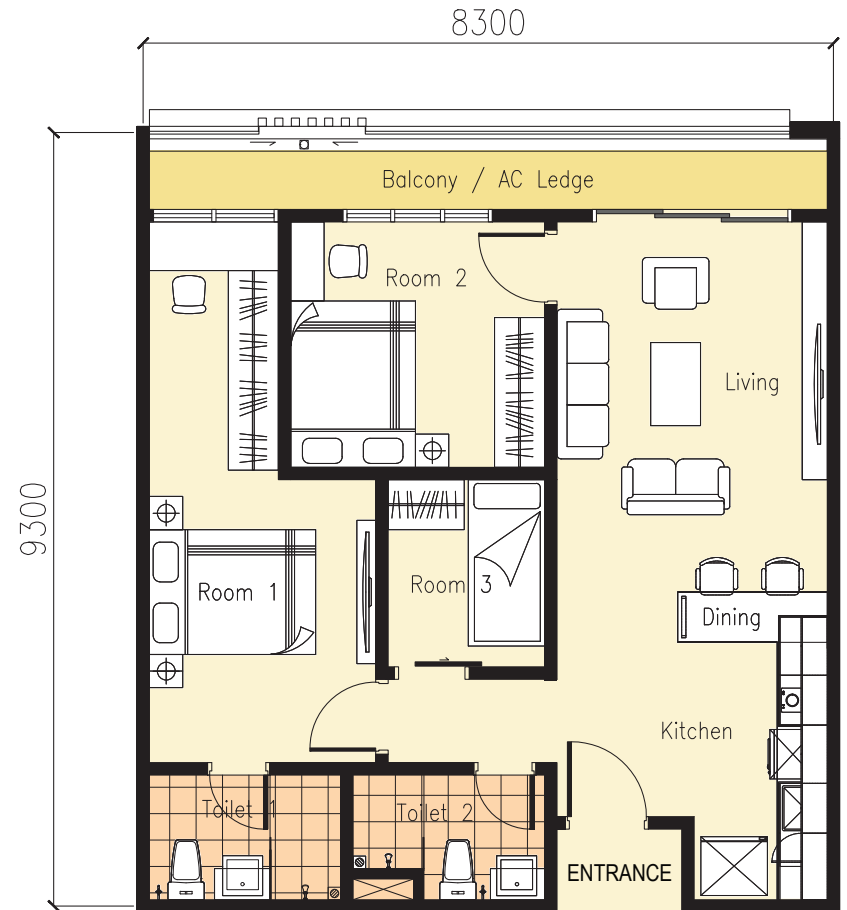


Type C | 833 sf

2 Rooms | 2 Washrooms

East Wing
 Unit No 3, 5 & 6

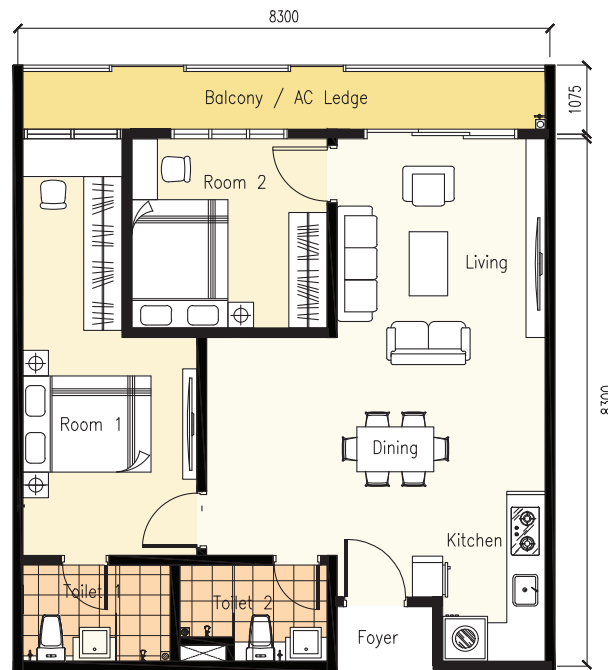
South Wing
 Unit No 2, 3, 3B, 5, 7, 12



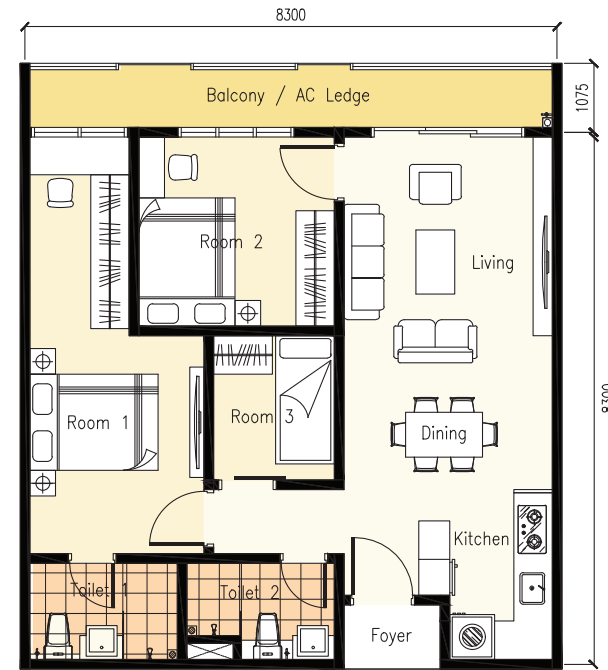
SOUTH WING

FLOOR PLAN

SUITES | TYPE C | 833 SF | PROPOSED 2 & 3 ROOMS LAYOUT



Type C | 833 sf
2 Rooms



Type C | 833 sf
3 Rooms

PERSPECTIVES FACILITIES DECK



PERSPECTIVES
GRAND LOBBY DROP OFF AREA



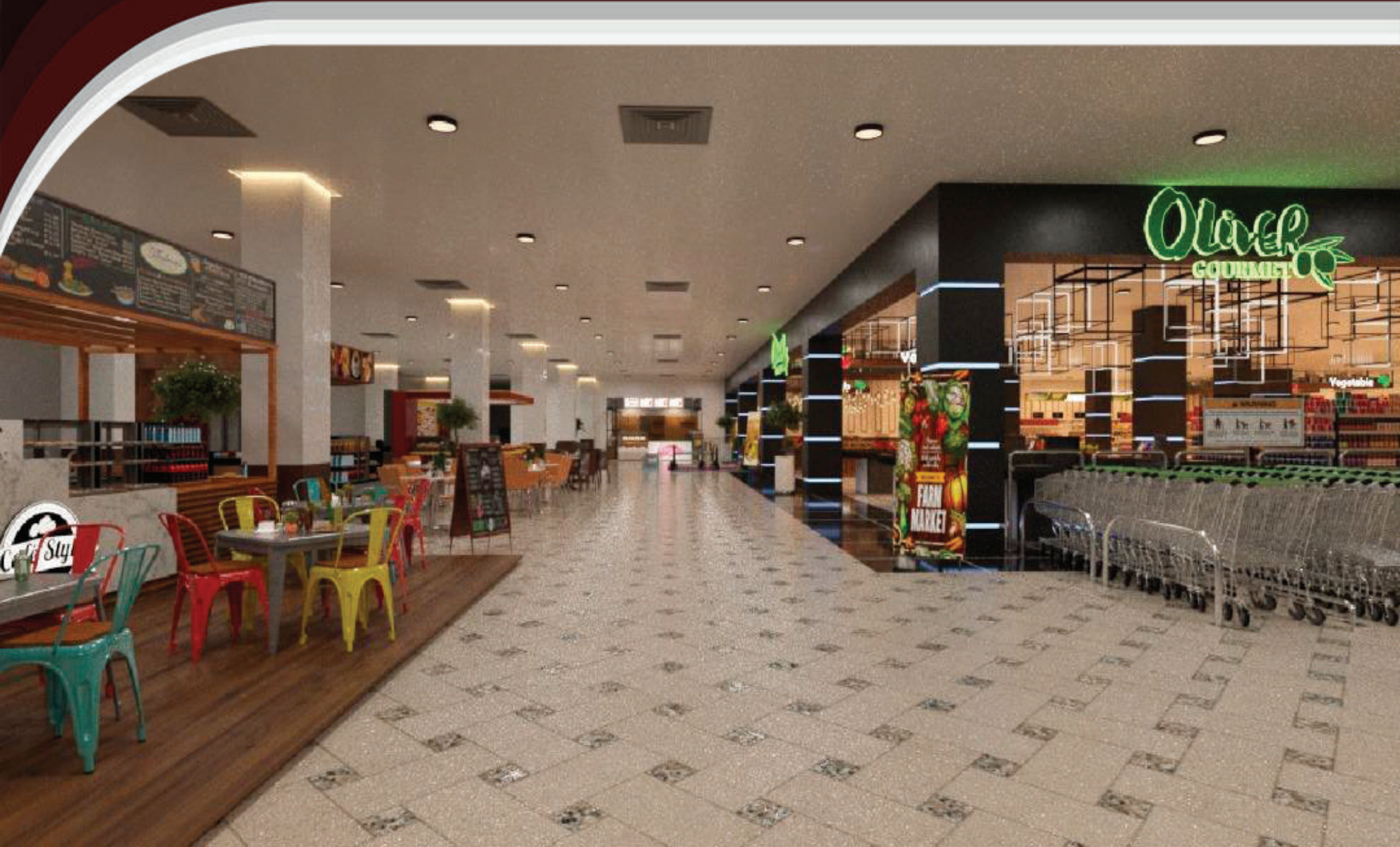
4 STOREY SHOPS FRONTING JALAN PERISARAN KERJAYA



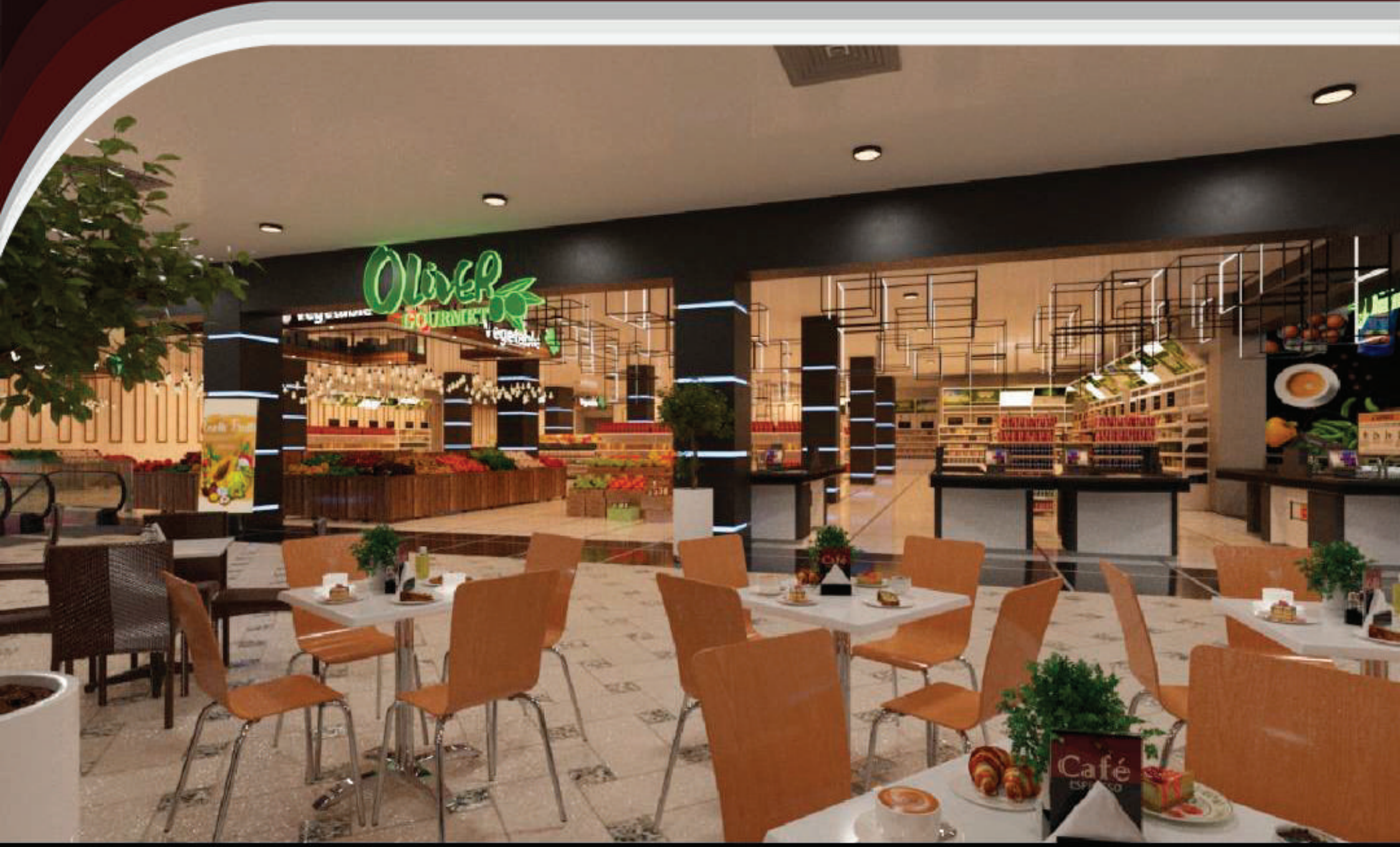
PERSPECTIVES
CORPORATE OFFICE LOBBY



PERSPECTIVES
ANCHOR TENANT SPACE



PERSPECTIVES
ANCHOR TENANT SPACE



FLOOR PLAN HOTEL LOBBY



AN INVESTMENT WITH HIGH CAPITAL APPRECIATION

LONG TERM SUSTAINABLE INVESTMENT WITHOUT FUTURE COMPETITION

The Glenz is the only one that able to provide

- **Superior rental returns**
- **Potential capital growth**

- When you are the only one
- When you are low density
- When you are the last one
- Sustainable becomes a reality
- How many KL developments can be sustainable ?
- Many developments are offering less than 4% ROI realistically
- With only 262 livable suites, Glenz is one of the rare few
- Short term or long term home stay unit to fetch a better ROI
- Many expatriates around Glenz due to the corporate headquarters, factories and offices and short term & long term stays is high in demand where there is none at the moment.
- Type C 833 sq ft can be transformed to fetch more than 6.5% and 7% ROI if converted to 3 or 4 bedrooms

About
**DEVELOPER &
THE AWARD WINNING
DEVELOPMENT**



Sg Besi Construction Sdn. Bhd.

has been specializing in
construction since 1997

- Specialized in construction of commercial buildings. Have since completed 56 contracts valued approx RM1 billion.
- Company owned and run by two shareholders, Mr. Fong Sui Leong and Mr. Wong Ngok Lim.
- Have completed 3 other development projects, the latest one was the 60 units of apartments called Melodi Villa at Lorong P. Ramlee in Penang.

Developer Milestones



- 1998 - - KJCF ALUMINUM CAN FACTORY
- 1998 - - ERICSON MOBILE PHONE FACTORY
- 1999 - - JOTUN PAINTS RESEARCH CENTRE
- 2000 - - INFINEON TECHNOLOGIES
- 2001 - - FLEXTRONICS FACTORY
- 2001 - - MELODY VILLA APARTMENT AT JALAN P.RAMLEE PENANG 53 UNITS
- 2004 - - DBKL ELEVATED BRIDGE JALAN KAMPONG PANDAN
- 2005 - - SIME UEP DEVELOPMENT 622 UNITS RESIDENCES & 71 UNITS SHOPS
- 2006 - - GLENMARIE RESIDENCES BUNGALOW 25 UNITS
- 2008 - - BUNGALOW AT JALAN IPOH 4 UNITS
- 2009 - - MKN EMBASSY
- 2010 - - DOMAIN 2&3 SERVICE APARTMENT CYBERJAYA 21 STOREYS
- 2010 - - WISMA MUSTAPHA KAMALCYBERJAYA
- 2011 - - COCA COLA BOTTLERS FACTORY
- 2012 - - IBIDEN ELECTRONICS
- 2013 - - WHITE CAFE FACTORY(OLD TOWN WHITE COFFEE)
- 2015 - - SUNWAY PUTRA PLACE

AWARD WINNING DEVELOPMENT



BEST COMMERCIAL SUITES DEVELOPMENT

The Glenz is proud to be the recipient of the
BEST COMMERCIAL SUITES DEVELOPMENT AWARD
at the most recent
PROPERTY INSIGHT PRESTIGIOUS DEVELOPER AWARDS (PIPDA) 2019

VISIT OUR SALES GALLERY

The Glenz@ GlenmarieSales Gallery,27,
Jalan JuruanalisisU1/35,
Hicom-glenmarieIndustrial Park,
40150 Shah Alam, Selangor Darul Ehsan,
MALAYSIA

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www.glenzglenmarie.com

View location on Google Maps
Get direction on Waze