

First phase Launch of Gamuda Gardens after CNY

The Edge Financial Daily, TheEdgeProperty.com

Date: 13 January 2017

First phase launch of Gamuda Gardens after CNY

BY RACHEL CHEW

KUANG: Gamuda Land plans to launch the first phase of its 810-acre Gamuda Gardens township development soon after the Lunar New Year.

Gamuda Gardens is a 15-year development project located in Kuang, Selangor with a gross development value of over RM10 billion.

"We target [to launch the first phase] right after Chinese New Year. It will comprise double-storey terraced houses with built-up sizes of 20ft by 70ft," said chief operating officer Ngan Chee Meng.

"They will be located close to the main entrance of the township," Ngan told TheEdgeProperty.com on Jan 9 after the official opening of a new 3.1km access road at the Kuang Elevated Interchange System at the North-South Expressway (NSE) which will cut travel from Kuala Lumpur to Kundang by 10km. It will also provide a direct

link to Gamuda Gardens.

The selling price for the homes will start from RM700,000.

"I think this is very affordable if you see what we have been doing [on the master planning]. Around this area, other projects are selling around RM680,000 but they do not have such master planning and facilities. I don't think there is any other project with a similar master plan in this area," he said.

He added that the first phase of Gamuda Gardens consists of about 200 units. The developer is planning to launch three to four phases of the development this year, depending on market responses.

Built on a natural undulating terrain, Gamuda Gardens offers lifestyle and nature living in a satellite township. It features five cascading lakes and a waterfall in a 50-acre park, a mixed terrain cycling trail and a Waterfront Village.

The township is located right at the intersection of the KL-Kua-



Fadillah (fourth from left) and Gamuda Bhd group managing director Datuk Lin Yun Ling (fifth from left) at the access road opening ceremony.

la Selangor Expressway, NSE and Guthrie Corridor Expressway.

"With direct access from the NSE, the travel distance and time from the capital will be reduced by about 10km or 15 minutes. We are happy to declare that the road will

be open for public use from today, (Jan 9)," said Gamuda Land executive director Datuk Abdul Sahak Safi at the official opening.

"We are currently planning for a city centre within Gamuda Gardens, offering various retail, business and

commercial hubs, which is expected to boost the growth of the entire north Selangor area," he added.

The event was officiated by Minister of Works Datuk Sri Fadillah Yusof.

The event also saw Gamuda introducing its new Industrialised Building System (IBS) facility.

Located in Sepang, the plant is the first fully automated robotic IBS plant in Malaysia. It has the capacity to produce up to 2,000 apartment units per year. "Initially, this facility will be utilised for the Group's in-house projects," said Sahak.

Ngan also told TheEdgeProperty.com that IBS will be used for Gamuda Gardens' affordable and high-rise homes.

"IBS is not so much about reducing construction cost, but about the long-term benefits and sustainability," he said.

Gamuda is also constructing its second IBS factory in Banting, which is planned to be ready in the third quarter of 2018.