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The Inland Revenue Board is adopting a different strategy to carry out its mandate. It is moving away from punitive measures and taking a softer approach instead, with the ultimate goal of increasing compliance.

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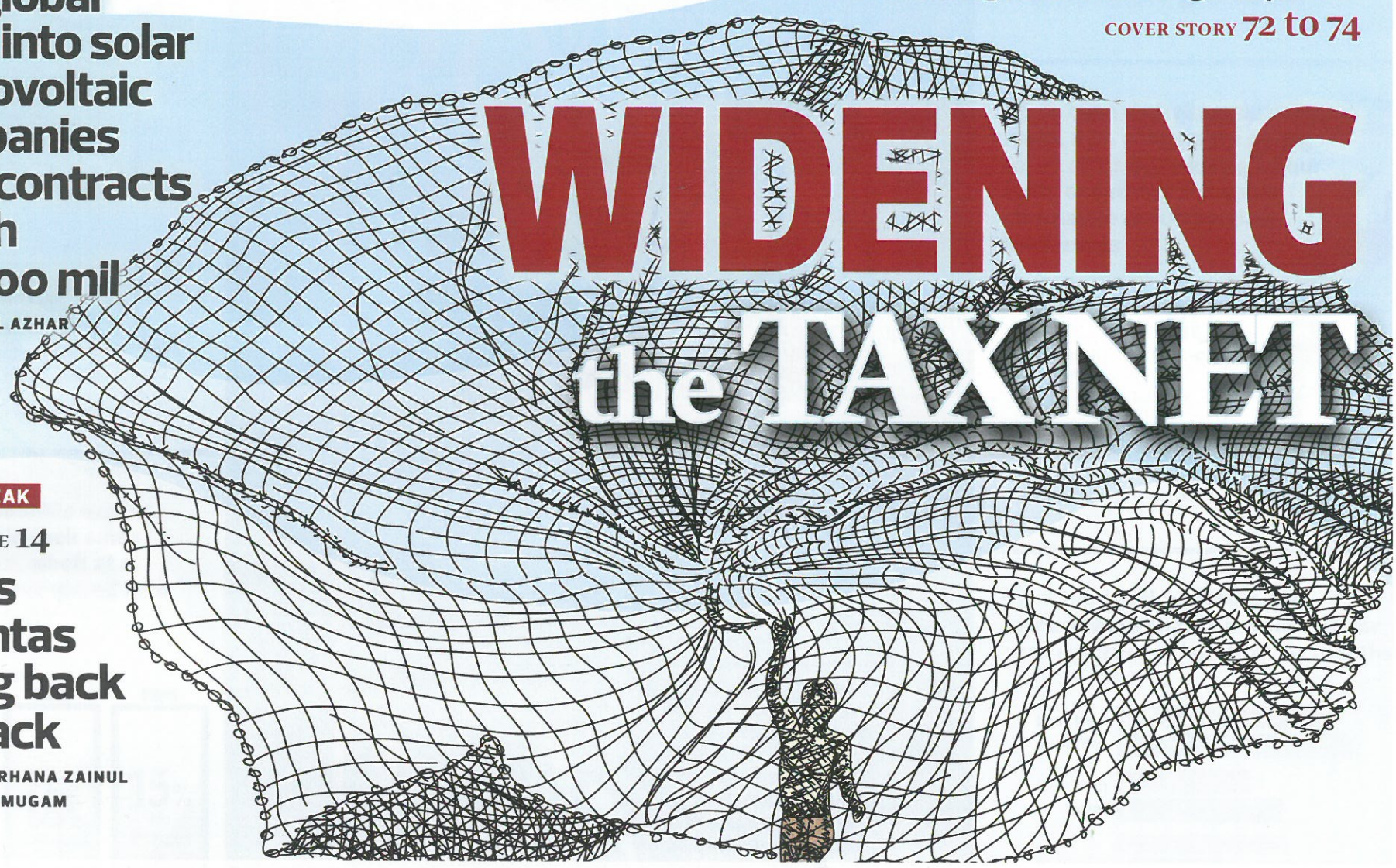

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BY INTAN FARHANA ZAINUL AND M SHANMUGAM

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Promenade Group to launch second project in June

BY **RACHEAL LEE**
city.country@bizedge.com

Promenade Group is looking to launch its second project, UNO Cyberjaya, this month, following the success of its maiden project, UNO Sungai Besi.

In an interview with *City & Country* recently, founder Michael Yam says that UNO Sungai Besi is scheduled for vacant possession by end-September this year. Compared to UNO Sungai Besi, which occupies only a 0.7-acre plot, UNO Cyberjaya is located on 3.73 acres of land next to Nadayu Square on Persiaran Bestari in Cyberjaya.

"We bought the land from Nadayu [Properties Bhd] in 2020 for RM20 million, and it is part of a development called Nadayu99. The shops (Nadayu Square) are in Phase 1 and there are [other] phases in which we have the option to buy the remaining land," he explains.

UNO Cyberjaya, which has a gross development value of RM200 million, is a freehold project offering a total of 349 condominium units in a 30-storey block. There will be 13 units per floor, served by four lifts. These units are going for RM597 psf.

While all units have the same built-up of 936 sq ft and come with three bedrooms and two bathrooms as well as two parking bays, there are five layouts available. Yam says that the windows of the bedrooms and living room face outside for better ventilation and natural lighting.

He says some 20% of the units were booked within a month of the preview in March.

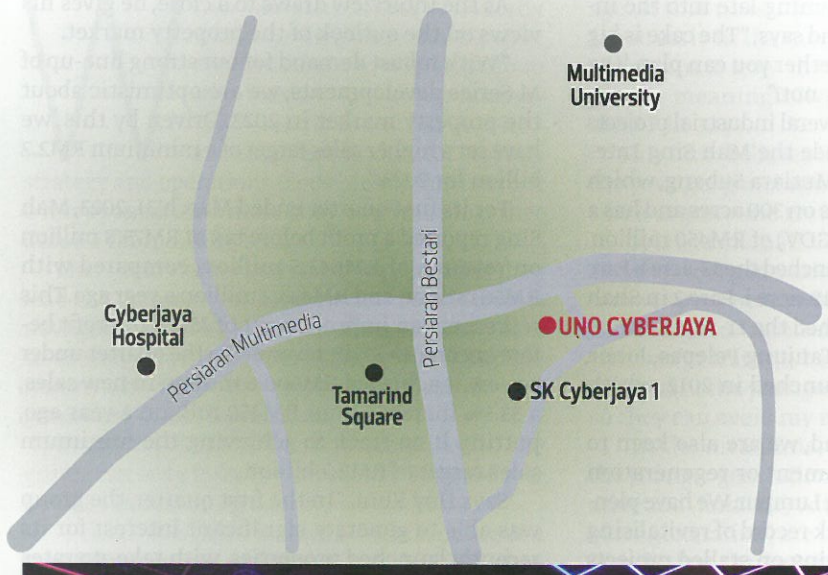
"We position this as a multi-sport and family-oriented development, and we target people who want to start their family in Cyberjaya due to the many amenities available in the surroundings. Also, generally, products in Cyberjaya are SoHo (small office home office) or commercial units, but ours are three-bedroom units."

Another feature of the development, he adds, is that hacking is allowed on certain bedroom walls for flexible space usage. Certain layouts also have a lanai in the living room.

Yam: We target people who want to start their family in Cyberjaya due to the many amenities available in the surroundings

PICTURES BY SUHAIMI YUSUF/THE EDGE

UNO Cyberjaya has a gross development value of RM200 million



Due to its positioning, UNO Cyberjaya will have a variety of facilities, especially sport-related ones. There are a total of 55 facilities on the ground, first, fourth (with a two-acre facility podium) and 30th floors.

These facilities include a 417m cycling and jogging track, a tennis-cum-volleyball court, a futsal court, a 100m sprint track, a 50m infinity pool, indoor and outdoor co-working spaces, an orchard farm garden, a children's playground, a communal pet garden and a kenduri hall.

The development will also come with free WiFi on the facility floors. The maintenance fee inclusive of sinking fund is about 30 sen psf.

As for public amenities, SK Cyberjaya I, SMK Cyberjaya, Tamarind Square, Gem Mall, Cyberjaya Hospital, King Henry VIII College, DPULZE Shopping Centre and Multimedia University are located nearby. An upcoming hospital there is Avisena Specialist Hospital.

Yam says that emphasis has been placed on the design of the entrance area at UNO Cyberjaya to prevent congestion during peak hours. "At the entrance, turning left [will lead to] the residents' parking while turning right [will lead to] the visitors' parking on the covered ground floor. The guardhouse will be on the ground floor so there will be a covered control room. We will use the licence plate recognition system for the residents' parking," he adds.

"I am positive about Cyberjaya because it has many facilities yet there are still [plots of] land for development. Everything is in the vicinity and they are already in place. With the number of daycare centres available, we can see there are many young working adults there, so they are my target. Today, when a family stays in Cyberjaya, there are schools and other amenities [already available] for them," Yam says. E

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UNO Cyberjaya has a variety of sport-related facilities, including a gymnasium (left) and training area