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Kuala Lumpur Metro Group Quarterly Circular Newsletter

**NEWS**

# METROPOLIS



**LEXIS HIBISCUS :**

WHERE MAGICAL MOMENTS  
COME ALIVE AMID THE TROPICAL  
CHARMS OF PORT DICKSON

体验波德申的热带风情  
悦享如梦如幻的美好时刻



## 空中酒吧 体验360° 全方位体验

位于顶楼的空中酒吧设有现场乐队演奏高空中，陶醉于迷人的夜景。

让人体验川流不息、灯光闪烁的美景。



Sky Bar : Soak up  
in an unrivalled  
360° view!

Nestled at roof top is the Sky Bar. Comprising bistro, pub, disco with live band performance, this impressive place hits the right notes with a magnificent view and great ambience to head to in the evening for a fascinating night life experience.







“It’s like walking on ice!” Located at Level 51, Sky Deck is accentuated by glass floors and full, clear floor-to-ceiling glass windows that offer breathtaking panorama view of the KL cityscape including KLCC, KL Towers and other skyscrapers. Its innovative design definitely makes it one of the most iconic and popular tourist attractions in KL.

## Sky Deck : KL Sightseeing at its finest 空中观景台：首都胜景，尽收眼帘

位于51楼的空中观景台设计别具一格，从足下的地面以至室内窗户，都以全透明玻璃打造。让人感受“冰上漫步”的体验。

势必让人一览城市全景，眺望吉隆坡城市景观，包括吉隆坡双峰塔、吉隆坡塔及摩天大楼等。堪称吉隆坡最具地标性的景点之一。



Imperial Lexis 土建刚刚开始，敬请期待更多工程进展的信息！

Earth works for Imperial Lexis has just begun. Stay tuned for more progress soon!







## Lexis Hibiscus Official Opening 马来西亚大红花海上别墅正式开幕

马来西亚大红花海上别墅自2015年4月试业开幕后，业务飞跃成长，不但成为国内惊艳的品牌，更赢得多项世界级奖项。马来西亚大红花海上别墅正式开幕典礼举行于2017年7月31日，恭请森美兰州州务大臣 Dato' Seri Utama Haji Mohamad Haji Hasan 主持。在典礼完毕后，举行盛大烟花表演。





From its soft opening back in April 2015, Lexis Hibiscus Port Dickson have grown by leaps and bounds, from expanding our brand presence locally and regionally to earning world-class awards. The official opening of Lexis Hibiscus Port Dickson was officiated by guest of honour YAB Dato' Seri Utama Haji Mohamad Haji Hasan who is the Chief Minister of Negeri Sembilan on 31st July 2017, followed by a spectacular fireworks display.





## Kawasan Perindustrian **BATU CAVES Utara**



Batu Caves North Industrial Park enjoys an enviable advantage of being located within the vicinity of a wide range of amenities, banks, KTM station, shopping complexes, residential and industrial area. It is easily accessible through various highways such as MRR2, KARAK, NKVE, KESAS and LDP.

This project is at the frontage of Jalan Sungai Tua, and comprises of 3 Storey Factories, as well as 2 & 2.5 storey shop offices on freehold land. It boasts of a modern contemporary facade, frontage with motorized roller shutters, large built-up area, and 18 feet ceiling height.

A truly excellent choice for industrial premises and investments.

Batu Caves Utara工业区位置地利人和，附近实施齐全，如银行，火车站，购物商场，住宅及工业区，交通八大，更连接双溪杜亚路 (Jalan Sungai Tua) 的大道如第二中环大道 (MRR2)、加叻大道 (KARAK)、新巴生谷大道 (NKVE)、沙亚南大道 (KESAS) 及白蒲大道 (LDP) 等。

此项目面向 Jalan Sungai Tua，建有永久产权的3层工厂及2层半商店办公楼。建筑正面设计现代化风格、装有电动卷门、宽敞的建筑面积及18尺高的天花板，是名副其实的首选工业厂房和办公楼。



The site of Sentosa Impian is undergoing piling work. Steady progress and on schedule.

Sentosa Impian 工地正如期进行打桩工程，进度稳健。



## House prices will not come down — but sizes will 屋价不跌，但面积会缩小

Housing prices will definitely not go down as elements of property development such as land cost and development charges keep increasing, said a group of panellists.

“Property prices will definitely go up. We have asked various parties to help bring prices down. So, this is one of the challenges we are facing,” said Real Estate Housing Developers’ Association (Rehda) president and Glomac Bhd CEO Datuk Seri FD Iskandar at a CEO roundtable on overcoming key issues and challenges in housing and property development.

He added that new homes are becoming smaller because property developers are looking at absolute selling prices.

While affordable homes are currently a trend, he



根据一项物业研讨会主讲人的看法，由于物业发展的各项元素如土地成本及发展开销，屋价肯定不会下跌。

马来西亚房地产发展商公会（Rehda）会长兼Glomac有限公司执行长Datuk Seri FD Iskandar 在一项讨论如何克服房屋与物业发展关键问题与挑战的执行长圆桌会议上表示：

“屋价肯定会上涨。我们要求各方面帮助降低屋价。这是我们所面临的挑战之一。”

他补充说，由于物业发展商目前注重绝对售价，新建房屋的面积将会缩小。

虽然目前的趋势是建造可负担房屋，他指出：一个城市的发展不能只靠建造可负担房屋，因为随着人们社会经济水平的不断提高，他们需要能够符合他们已提高的生活方式的物业。

Source: EdgeProp.my

pointed out that a city cannot progress with just affordable homes, as people who move up the socioeconomic ladder will yearn for a property to match their upgraded lifestyles.

“So, we need a wide range of product offerings for homebuyers,” he added.

On the outlook of the market, FD Iskandar said: “Is the worst over? I would like to say yes.

“However, as World Bank said, although the projection for our GDP growth increased, there is still a bit of risk in our currency and the global economy.”

Moderated by Savills (M) Sdn Bhd executive chairman Datuk Christopher Boyd, the panel also includes LBS Bina Group Bhd group managing director Tan Sri Lim Hock San, MKH Bhd group managing director Tan Sri Eddy Chen and Lendlease Projects Sdn Bhd director and country head Dinesh K Nambiar.

The panel discussion was part of the 20th National Housing & Property Summit 2017 organised by Asian Strategy & Leadership Institute yesterday and today (Oct 6) at Sunway Resort Hotel & Spa in Bandar Sunway.

“因此，我们需要为房屋购买者提高不同种类的产品。”

提及物业市场的前景时，FD Iskandar 说：“到底市场是否已经度过最糟糕的阶段呢？我认为是。但是，根据世界银行的想法，虽然我们的GDP成长预计提高，但我国的货币及全球经济还有一些风险。”

这项圆桌会议由Savills (M) 私人有限公司执行主席 Datuk Christopher Boyd 主持，主讲人包括林木生集团有限公司集团董事经理丹斯里林福山、美景控股有限公司集团董事经理丹斯里曾福传及Lendlease Projects 私人有限公司董事兼国家主管Dinesh K Nambiar。

这项圆桌会议是亚洲策略与领导研究所（ASLI）2017年10月5日与6日在双威镇双威酒店举行的2017 第20届全国房屋与物业高峰会议的部分节目。

## Multiple Award-Winning Company

A trusted brand name of excellence :  
**KL Metro Group - the multiple award-winning company**

吉隆坡都市集团 - 以卓越著称的可信赖品牌和屡获殊荣的公司



6th Asia Pacific International Honesty Enterprise Keris Award 2007



CNBC's International Property Awards ( London ) 2007



3rd Malaysia Business of The Year Award 2008



Bloomberg's Commercial Property Awards ( Hong Kong ) 2010



Century International Quality Gold ERA ( Geneva ) 2011



Tripadvisor Award M.A., USA 2012



2012: Grand Lexis Most Number of Swimming Pool in a Resort



5 Star Hotel Certification By Ministry of Tourism Malaysia ( Grand Lexis Port Dickson )



Asia Pacific Property Award ( Kuala Lumpur ) 2013



Star Leadership Quality Award ( Paris ) 2013



Quality Summit Award ( New York ) 2014



Green Era Award ( Rome ) 2016



World Luxury Hotel Award ( Qatar ) 2016



5 Star Hotel Certification By Ministry of Tourism Malaysia ( Lexis Hibiscus Port Dickson )



Tripadvisor Award M.A., USA 2017



12th Asia's Best Employer Brand Awards 2017



Guinness World Record 2016



Best Brands in Hospitality - Hotels & Resort 2017



Recognition of Excellence Hotels Combined 2017



Asia Pacific Entrepreneurship Awards

### Developer 发展商



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