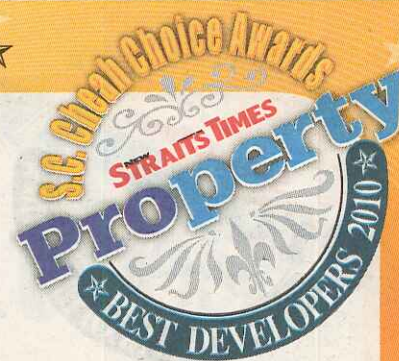


★ S.C. CHEAH'S CHOICE OF BEST GATED & GUARDED DEVELOPER: LUM CHANG GROUP ★



Twin Palms Sungai Long secures the way

CITATION:

Renowned and upmarket Singapore-based developer Lum Chang Group has successfully created a luxurious freehold gated-and-guarded community quite different from other such projects I have seen.

The three most striking features are its impressive entrance statement and guardhouse; very lovely clubhouse design with gibbous-shaped infinity swimming pool; and the linear park with expensive playground equipment and topiary garden.

REASONS FOR MY CHOICE:

We often do things in the spur of the moment, ruled more by emotions than logic and it's sometimes the same when purchasing property. It's not wrong, though, as you must be attracted to a place or house that you plan to call home.

This is what Lum Chang has managed to achieve with its Twin Palms Sungai Long – many people have uprooted themselves to set up home here and they have been richly rewarded as they have enjoyed good capital appreciation.

For example, the price of the 66 units of Palmrya super-link houses with 2,827sq ft built on 26ft by 80ft plots has shot up from RM595,000 when launched in September 2007 to around RM700,000 currently. Fifty units were snapped up soon after launch!

There are so many gated-and-guarded developments in the country that also have clubhouses, nice houses and gardens. So what's so special about this one? It is not so much how special it is but what kind of impression it gives.

Like a good dish, you cannot try to dissect it to find its secret ingredient: All you know is it tastes heavenly. Thus, you can have a fantastic development dripping with luxurious items, but if it is in the midst of a less than desirable environment, say next to a dirty-looking ex-mining pond, in the midst of old shop-houses or its design is dull, it loses that "wow" factor.

The 126-acre Twin Palms Sungai Long being developed by Fabulous Range Sdn Bhd (a member of Lum Chang), straddles both sides of the SILK Highway, luring motorists to visit her. Currently there are no high-rise buildings or crowded housing estates to mar its resort-style image. As you whiz on the highway, you can see the huge Twin Palms Sungai Long signage.

There are several ways to reach this development: From the East-West Link and the

Cheras-Kajang Highway which takes you past Bandar Sungai Long to the SILK Highway; from the Shah Alam Highway that links up to the Middle Ring Road II and connects to the Cheras-Kajang Highway and SILK Highway; from Putrajaya/KLIA via the South Klang Valley Expressway that also links up to the SILK Highway; or the Sungei Besi Bypass. All these roads end up at the SILK Highway where you can enter a slip road just before the Sungai Long toll plaza.

The Sungai Long Golf & Country Club and Impian Golf & Country Club are nearby.

The development is located in a low-density, green part of Cheras/Kajang where the atmosphere is open and uncluttered and the air seems fresher.

Lum Chang has indeed found a great place to build nice houses, made up of 603 units comprising 66 superlinks, 308 semi-detached villas and 229 bungalows with a gross development value of RM900 million.

Entering the development, the first area you'll pass is the bungalow precincts – Tsara, Westiara, Indica and Naria – before entering a short tunnel to reach the main guardhouse and nice entrance statement. Here are the gated-and-guarded precincts of Palmrya, Areca, Latania, Maya and Sierra. Except for Palmrya, which contains superlink houses, the rest are enclaves of semi-dees. The Twin Palms name is formed from the acronym of all these nine phases.

Now for the "wow" factors.

House designs:

The house designs and layout are very attractive. A popular design is the Areca two-and-a-half-storey semi-dee villas (launch price from RM929,000 to RM1.19 million) which are all sold like the other designs.

These units come with large built-up areas and can house three generations – grandparents, parents and children. Security takes the form of perimeter fencing, 24-hour surveillance and CCTV monitoring.

Palmrya superlinks' Phase 1A, which have been completed and handed over to purchasers, were designed by design firm Atelier 8 that analysed the shortcomings of conventional terrace houses and created layouts inviting natural lighting and ventilation inside while enhancing visual linkages to create a more vibrant environment. The firm is also behind the much anticipated new semi-dee phase Maya slated for launch in Q1, 2011.



Welcome to Twin Palms Sungai Long!



The gym in the Orinoco clubhouse.

The Tsara bungalow.



The well-manicured linear park with its topiary figurines.

Entrance statement:

It is better than most of the other gated-and-guarded communities I have seen.

Clubhouse:

The Orinoco Clubhouse on a hillock near the main entrance is my favourite place. It has a lovely design where the gym on the upper floor has a floor to ceiling height glass wall facing an infinity swimming pool, playground and water features. From the gym, you can also see the words "Twin Palms" clearly under the pool.

Facilities include a poolside café, sauna, jacuzzi, multi-purpose hall with badminton and basketball courts, ping-pong tables, games room and convenience kiosks. Of

course, I have seen many nice and big clubhouses but I truly like this one as it is simple yet impressive.

Playground and linear park:

The modern playground with imported equipment from Kompan costing about RM250,000 is one-of-its-kind.

There is also an observation deck nearby. This area leads you along a trail to a linear park ending at the clubhouse. Along the way is a cute topiary garden with bushes cut to resemble animals. I like this garden and it certainly is an unusual feature for a park.

Lum Chang general manager George Fong said that in a matter of three years, Twin Palms Sungai Long has materialised into a resort-

living community.

"This development is well equipped with full clubhouse facilities, round-the-clock security, acres of beautiful landscaped surroundings, imported playground equipment and observation deck.

"Residents are able to unwind after a hard day's work, leave the madding crowd behind and retreat somewhere quiet, totally disconnected from the outside world. Children too can roam around freely, cycling and playing without worry as they're living in a secured neighbourhood."

Lum Chang has called Twin Palms Sungai Long the Beverly Hills of Cheras, but for me, it is the best gated-and-guarded community for a development of this size.