



# UOA JEWELS

PP 14391/11/2012 (031211)

NEWSLETTER 2018 • ISSUE 21

## UPDATES ON BANGSAR SOUTH

**The Sphere – Evolving A Lifestyle Hub**  
A Destination, Reimagined

## TRAVEL

**A World Of Wellness**  
Seeking Respite In Sri Lanka

## AWARDS & ACCOLADES

**UOA Shines Again**  
At Top Industry Awards

**SOUTHLINK**  
FREEHOLD LIFESTYLE APARTMENTS

Linking Prestige With Affordability





#### HEADQUARTERS

UOA Corporate Tower  
Lobby A, Avenue 10, The Vertical  
Bangsar South City  
No. 8, Jalan Kerinchi  
59200 Kuala Lumpur  
Malaysia  
Tel : +603 2245 9188  
Fax : +603 2245 9198

#### UOA PROPERTY GALLERY, THE VILLAGE

Bangsar South City  
No. 2, Jalan 1/112H  
Off Jalan Kerinchi  
59200 Kuala Lumpur  
Malaysia  
Tel : +603 2282 9993  
Fax : +603 2282 8590

#### SINGAPORE PROPERTY GALLERY

UOA (SINGAPORE) PTE LTD  
7, Temasek Boulevard  
#18-02, Suntec Tower 1  
Singapore 038987  
Tel : +65 6333 9383  
Fax : +65 6333 9332

#### UOA CARE

Toll Free Line (Malaysia)  
**1 300 88 6668**

International Number  
**+603 2245 9192**

Fax  
**+603 2245 9198**

Email  
**uoacare@uoa.com.my**

**www.uoa.com.my**

All information, perspectives, articles and plans contained in this printed material are subject to change without prior notice and cannot form part of any offer or contract. All information contained herein is correct at the time of printing and neither the developer nor its agent(s) can be held responsible for any inaccuracy.

Printer: Oscar Press Sdn Bhd  
No. 29, Jalan Tago 11  
Taman Perindustrian Tago  
Bandar Sri Damansara  
52200 Kuala Lumpur  
Malaysia

## CONTENTS

### FEATURE

South Link Lifestyle Apartments –  
Linking Prestige With Affordability  
Urban Living In The Heart Of Bangsar South

06

### UPDATES ON BANGSAR SOUTH

The Sphere – Evolving A Lifestyle Hub  
A Destination, Reimagined

08

Komune – Innovative Co-Working Spaces  
For The Business Community

Highlights At The Vertical Podium

### INTERNATIONAL DEVELOPMENT

East Bank – Primed In Perth, Western Australia  
Close To The City Centre & Riverside Parklands

11

### TRAVEL

A World Of Wellness  
Seeking Respite In Sri Lanka

12

### AWARDS & ACCOLADES

UOA Shines Again At Top Industry Awards

13

### COMMUNITY

Back To School Campaign For The Kerinchi Community

Influenza Vaccination For SMA Patients

Literacy Programme For Children In Sentul

14

### CONTEST

The Word Overlap Challenge

15



# FOREWORD

Welcome to yet another exciting issue of the UOA Jewels newsletter, and as always, this 21<sup>st</sup> edition has been put together with a mix of notable updates and compelling news.

Featured proudly on the cover is South Link Lifestyle Apartments - a new residential addition to the Bangsar South address that links prestige with affordability.

Also on the list of new unveilings in Bangsar South is Komune - an innovative new take on co-working spaces, along with a glimpse of the evolution of The Sphere - a favourite point of interest that is well on its way to being transformed into a true lifestyle destination.

In addition, this edition takes you beyond borders to Perth, Australia, where the stylish and strategic residence of East Bank is revealed.

We also celebrate UOA Group's outstanding achievements at The Edge Billion Ringgit Club Awards 2017 and The Edge Malaysia Property Excellence Awards 2017.

So, do read on and enjoy the issue!





# LINKING PRESTIGE WITH AFFORDABILITY

URBAN LIVING IN THE HEART OF BANGSAR SOUTH



Drop-Off Area\*

A quintessential urban residence, South Link Lifestyle Apartments places its residents amidst the best of the city thanks to its strategically connected location within the thriving Bangsar South. This collection of 1,422 units of freehold lifestyle apartments stands 57 storeys high and aspires to redefine the concept of urban living.

A facilities floor brings recreation to South Link Lifestyle Apartments featuring a swimming pool, wading pool, barbecue area, gymnasium, children's playground, yoga terrace and multi-purpose hall. In addition, it offers a diverse range of amenities and conveniences with its 2-storey, trendy lifestyle podium that spans approximately 80,000 square feet. This includes 24-hour housekeeping services, an entertainment and leisure lounge, a co-working space, F&B outlets, cafés, a convenience store, clinic and pharmacy.

Ample parking areas are available to residents and visitors alike, with 9 car park levels dedicated to residents while 3 basement car park levels are allocated for the lifestyle podium area.

\*Artist's Impression



Swimming Pool\*



Lifestyle Podium At Your Doorstep\*



Kitchenette & Living Area

This residential development also links you to a myriad of nearby lifestyle conveniences including major shopping malls, office landmarks, educational institutions and medical centres.

South Link Lifestyle Apartments is accessible via major highways including Federal Highway, New Pantai

Expressway (NPE), Kerinchi Link and the future Setiawangsa-Pantai Expressway (SPE). Public transportation is also within easy reach, with Universiti LRT Station and Kerinchi LRT Station, both located within a 1km radius.

[www.uoa-southlink.com](http://www.uoa-southlink.com)



Bedroom

## HIGHLIGHTS

- Exceptional accessibility
- LRT convenience within 1km radius
- Lifestyle podium at your doorstep
- Close to shopping malls/medical centres
- Surrounded by offices/educational institutions



## the SPHERE

A LIFESTYLE HUB

### EVOLVING A LIFESTYLE HUB

A DESTINATION, REIMAGINED

Having provided invaluable conveniences and enjoyments to the Bangsar South community and beyond for years now, The Sphere has undertaken a revamp to accommodate its timely evolution. This landmark location has been refreshed, reinvigorated and revitalised into an even more vibrant lifestyle hub graced by lush greenery and water features.

Modern architecture, stylish individual units with generous glass facades, and layouts that integrate the outdoors and the indoors - The Sphere will effectively reinvent itself, along with the kind of experiences that the community can expect of it.

Tenanted by local eateries and notable restaurants, The Sphere will serve as the ideal place to dine, drink and indulge with family and friends. A host of other offerings such as a supermarket, cafés, specialty shops and various exciting lifestyle brands will also be made available for all to enjoy.

Ultimately, The Sphere is envisioned to become more than just a place of convenient enjoyments. It is well poised to be a genuine weekday and weekend destination for those near and far.

More will be unveiled soon. So, stay tuned.

[www.thesphere.com.my](http://www.thesphere.com.my)



A Vibrant Yet Calming Atmosphere\*



Driveway\*

\*Artist's Impression

## INNOVATIVE CO-WORKING SPACES

FOR THE BUSINESS COMMUNITY

# kömune



The Lounge

Spanning 18,000 square feet, Komune stands as one of the largest and most spacious co-working offices in Kuala Lumpur. It is located in the commanding UOA Corporate Tower, which lies within the designated Multimedia Super Corridor (MSC) Malaysia Cybercentre premise of Bangsar South.

Beyond just creating a positive working atmosphere for small businesses, entrepreneurs and freelancers, Komune is built with exceptional levels of quality throughout its calming yet inspiring interior. Members will have a range of flexible hot desks that promote networking, and more private office suites to work from. Food is also well catered to here, thanks to the presence of Botanica Deli@Komune that serves up a healthy and indulgent fare.

Innovation serves as one of Komune's defining features, which is part and parcel of it being an initiative of the UOA Group within an MSC Malaysia Cybercentre designated premise. It enables companies with MSC status to fully enjoy benefits under the MSC Malaysia Bill of Guarantees plus additional perks when they operate at Komune.

Komune is also home to LEVEL UP Inc, a Malaysia Digital Economy Corporation (MDEC) incubator for top small and medium game start-ups which encompasses a customised brainstorming room and high-end game lab.

Membership plans at Komune are highly flexible and come tailor-made to suit a diverse range of requirements. 24/7 access with high speed internet powered by TIME dotCom (TIME), partner discounts, community events and more are added on with more comprehensive plans.

Komune also works with a unique form of k\$ (K Dollar) currency, which is a credit allocation available with all membership plans. These credits can be used for a wide range of services, facilities and amenities which include booking meeting rooms, event space, hot desk day passes, locker rental, mailbox rental, printing and even purchases at the café.

[www.komunecowork.com](http://www.komunecowork.com)



Botanica Deli@Komune



(From left to right) MDEC Head, Interactive Media, Creative Content & Technologies Mohan Low Han Sen, UOA Development Bhd General Manager, Projects Stephanie Kong, MDEC Chief Operating Officer Dato' Ng Wan Peng and MDEC VP, Creative Content & Technologies Hasnul Hadi Samsudin officiate the launch of Komune.



HIGHLIGHTS  
AT THE VERTICAL PODIUM

Botanica+Co & Botanica Deli  
THE PERFECT DINING HANGOUT

Step inside Botanica+Co and you will be greeted by a greenhouse-themed interior that is enlivened with modern touches amidst lush greenery.

This unique restaurant presents a sophisticated yet casual menu that is largely modern Australian-inspired, offering wholesome creations that are both common and unique. Look forward to gastronomic enjoyments such as The Botanica Burger, The Bo+Co Rotisserie Chicken and Chef Sam’s Laksa as well as a host of flavourful thin-crust pizzas and truly special dishes that meld Asian and Western influences.

Located just across its main entrance is Botanica Deli - a casual venue with communal seating areas that serves up fuss-free, affordable and delicious food with a gourmet twist. Botanica Deli’s food offerings more than live up to its interior qualities, with eats that are both scrumptious and healthy, ranging from original takes on classic favourites to unique in-house creations.



Unit G-3A & 5  
+6016 965 6422

[www.botanica.com.my](http://www.botanica.com.my)

The Panasonic Malaysia Home-2-Com Solution Centre  
AN INNOVATIVE UNVEILING OF MODERN LIFESTYLE ELEMENTS



Panasonic Malaysia launched its new HOME-2-COM Solution Centre in March 2017. Touted as an innovative platform in providing references and inspirations to various Business-To-Business (B2B) segments and showcasing various technologies suitable for homes, towns and commercial areas, this HOME-2-COM Solution Centre is the first-of-its-kind in the ASEAN region.

A comprehensive line-up of products and solutions are showcased, spanning technologies that cover indoor air quality (IAQ), energy and LED lighting, security, communications, professional AV, smart solutions and lifestyle appliances.



Unit G-2  
+603 2242 1326

[www.panasonic.com/my/home2com.html](http://www.panasonic.com/my/home2com.html)

PRIMED IN PERTH, WESTERN AUSTRALIA  
CLOSE TO THE CITY CENTRE & RIVERSIDE PARKLANDS

EAST BANK



Nestled just metres away from the tranquil surroundings of Claisebrook Cove in East Perth is East Bank – an exciting boutique-sized development on the Eastern Gateway to the vibrant reborn City of Perth. The spacious and stylish apartments designed by Zuideveld Marchant Hur Architects consist of only 70 units of 1- and 2-bedroom apartments and are due for completion by Q3, 2018.

These sophisticated apartments, crafted in partnership with Psaros Developments – a leading and award-winning developer of sustainable apartments in Western Australia – feature spacious designs, generous balconies and courtyards as well as landscaped communal decks for outdoor dining and relaxing. This is complemented by premium fixtures and fittings, plus sustainable, eco-friendly characteristics, which are headlined by an innovative solar power system.

East Bank is superbly positioned close to peaceful riverside parklands and the attractive precinct of Claisebrook Cove, with its waterfront bars and eateries. The central location also boasts easy access to cycleways, public transport points, major freeways, the new Perth Stadium precinct, internationally renowned Curtin University, the cultural and arts scene of Northbridge and the 24/7 excitement of Crown Entertainment Complex.

As Southeast Asia’s gateway to Australia and with local industry experts tipping Perth to be in a prime position for its next phase of growth, East Bank is the perfect choice for your next Australian investment.



Exterior Façade Of East Bank\*



Living Area\*

[www.uoa.com.my/eastbank](http://www.uoa.com.my/eastbank)

\*Artist’s Impression



# A WORLD OF WELLNESS

SEEKING RESPITE IN SRI LANKA



Thailand, Indonesia, India, and even Malaysia are common inclusions on most wellness destination wish lists and for good reason. However, one destination that has been quickly attracting those in the know in recent years with its curated wellness offerings is Sri Lanka.

Not that the country has ever been off the radar, as it has been receiving accolades for years, including being on New York Times' best places to visit list in 2016. Get acquainted with its many spectacular attractions including Pidurangala Rock, Kumana National Park

and unspoiled Indian Ocean beaches as well as the scenic tea plantations of Kandy and Nuwara Eliya, and it is easy to understand Sri Lanka's magical charm.

Health and wellness retreats in Sri Lanka have been on the menu for centuries now, from the more luxurious venues in Colombo to more exotic destinations in Dambulla, but have only recently been receiving mainstream acknowledgement; a fact that is well endorsed by Vogue magazine, which touted it as the wellness hotspot for 2017!



## A LAND OF NATURAL, HEALING INGREDIENTS

Sri Lanka's rich biodiversity promotes the abundant growth of many rare herbal plants in remote areas of the country. Many of these, including teas, cardamoms and gamboges, offer holistic healing properties, rich in healing spices and ingredients - all highly sought-after in the world of wellness retreats.



## FOR MIND AND BODY

Holistic is a term well lived up to in Sri Lanka's many wellness centres and spas, with services that take on a genuine approach to healing the mind, body and soul. Whether it is a luxury spa resort or a rustic getaway, choices are aplenty with treatments ranging from authentic Ayurveda influenced techniques to the most modern therapies.



## A PARADISE FOR YOGA

Meditation - a significant element in yoga practices - has been a cultural and spiritual part of Sri Lanka for thousands of years. It is only natural then, that the country's many natural backdrops are perfect Yoga retreat locations. It is no secret why some of the most renowned yogis have found complete fulfilment on their journeys here.



## BREATHTAKING NATURAL SETTINGS

The wide variety of resorts and accommodation in Sri Lanka will undoubtedly satisfy the preferences of any traveller, and this variety is well matched by the country's geographical richness. Mystical mountain vistas, blissful ocean sunsets or serene rolling hills - you will find them all for your leisure and relaxation.

# UOA SHINES AGAIN

AT TOP INDUSTRY AWARDS

## THE EDGE BILLION RINGGIT CLUB AWARDS 2017

UOA Development Bhd (UOA Development) was conferred three prestigious awards at The Edge Billion Ringgit Club (BRC) Corporate Awards that was held at Grand Hyatt Kuala Lumpur, Malaysia in August 2017.

The awards event, which was attended by The Edge BRC members, recognises Malaysia's biggest and best performing companies. UOA Development was selected as the award recipient for Highest Return On Equity (Gold), Highest Growth In Profit After Tax (Gold) and Highest Returns To Shareholders (Silver) Over Three Years under the RM3 billion and above market capitalisation category.

For the Highest Return On Equity Over Three Years and Highest Growth In Profit After Tax Over Three Years awards, winners must be profitable every year throughout the evaluation period. Winners for the Highest Returns To Shareholders award are judged purely based on total return, consisting of share price gains and dividends over a three-year period.

The Edge BRC membership is automatic and complimentary for all companies listed on Bursa Malaysia as at March 31, 2017, with at least RM1 billion in market capitalisation. There were 184 members in the club in 2017.



Photo Courtesy Of The Edge

UOA Development Bhd General Manager Kong Sze Choon (second from left) receiving the award in the presence of Mercedes-Benz Malaysia President & CEO Claus Weidner (second from right), The Edge Media Group Publisher & Group CEO Ho Kay Tat (far right) and OCBC Bank Malaysia Bhd CEO Datuk Ong Eng Bin (far left).

## THE EDGE MALAYSIA PROPERTY EXCELLENCE AWARDS 2017



UOA Development has once again been named as one of the top 10 winners for The Edge Malaysia Top Property Developers Awards 2017 (TPDA). The awards gala dinner was held at Hilton Kuala Lumpur, Malaysia in October 2017 and graced by Prime Minister's Special Envoy to China and Chairman of Malaysia-China Business Council YBhg Tan Sri Dato' Seri Ong Ka Ting, who presented the award certificates to the winners.

As the anchor award of The Edge Malaysia Property Excellence Awards, TPDA recognises the country's best in property development. This year marks the fourth time UOA Development has made it to the top 10 ranking.

TPDA ranks Malaysia's top property players based on their quantitative (shareholders' funds, pre-tax profit, revenue and net gearing) and qualitative attributes (product quality, innovation, creativity, value creation for buyers, image and expertise) from the consumer's perspective. The results are audited by Deloitte Malaysia and the ranking is published by The Edge annually.



Photo Courtesy Of The Edge

Prime Minister's Special Envoy to China and Chairman of Malaysia-China Business Council YBhg Tan Sri Dato' Seri Ong Ka Ting (second from left) presents the award to UOA Development Bhd General Manager, Projects Stephanie Kong (centre) witnessed by The Edge Media Group Publisher & Group CEO Ho Kay Tat (far left), The Edge Property Sdn Bhd Editor-In-Chief & Managing Director, Au Foong Yee (second from right) and The Edge City & Country Editor Rosalynn Poh (far right).



# BACK TO SCHOOL CAMPAIGN

FOR THE KERINCHI COMMUNITY

‘Kempen Kembali Ke Sekolah’, a back-to-school campaign, was organised for the third consecutive year by UOA for the underprivileged children in the Bangsar South vicinity. The initiative was held in December 2017 at Suria Bangsar South - a community centre sponsored by UOA.

More than 500 primary and secondary school students from low income families were presented with new school bags and water tumblers. The campaign was initiated to ease the families’ financial burdens and help the children to start their new academic year in a positive manner. It is one of the key community programmes that UOA has organised to help the community in need in Bangsar South.



# INFLUENZA VACCINATION

FOR SMA PATIENTS

UOA made a contribution of RM10,000 to Persatuan Kebajikan Ceriajaya Kuala Lumpur Dan Selangor (WeCare Journey) in December 2017 in support of the Annual Influenza Vaccination Programme for patients with Spinal Muscular Atrophy (SMA) and their family members. SMA is a neuromuscular disease that takes away the ability to move, walk, eat or breathe without assistance.

A not-for-profit organisation, WeCare Journey champions care and support for families with SMA and disabilities. It was co-founded by two parents, Edmund Lim and Yap Sook Yee, whose younger son Brendan Lim has SMA - the No. 1 genetic killer of small ones.



UOA Development Bhd General Manager, Projects Stephanie Kong (far left) presenting the mock cheque to WeCare Journey Co-Founders Lim (second from left) and Yap (far right) in the presence of Brendan (second from right).

# LITERACY PROGRAMME

FOR CHILDREN IN SENTUL



Following the continued success of the JOMBACA Children Literacy Programme (JOMBACA) that was held in Lembah Pantai, Kuala Lumpur, UOA has extended its support to ADRF Malaysia in its efforts to introduce a similar programme to the underprivileged children in Sentul, Kuala Lumpur. More than 100 children aged 6 to 14 participated in the school holiday initiative.

JOMBACA is an educational programme that aims to help school-going children with reading and writing difficulties, to overcome their problems. It is implemented by ADRF Malaysia, a non-profit organisation that helps underprivileged and vulnerable children to better their lives through education by organising free intensive reading programmes for communities in need.

# THE WORD OVERLAP CHALLENGE

Form a common word from each set of four cards. The cards can be placed in any order, and even overlapped to hide at most one letter on each card. As an example, the set of cards shown below forms the answer ASCEND.

Q: N D S C E B A H  
A: A S C E N D

Q1: M E P E F U R U  
A1: \_\_\_\_\_

Q2: B O E N G A A Z  
A2: \_\_\_\_\_

Q3: O I W A F V T E  
A3: \_\_\_\_\_

Q4: T E R Y P A A N  
A4: \_\_\_\_\_

Q5: O W D E I N W O  
A5: \_\_\_\_\_

## Terms & Conditions:

- 1) Send your answers and details to:  
UOA JEWELS CONTEST  
UOA Corporate Tower  
Lobby A, Avenue 10, The Vertical, Bangsar South City  
No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia
- 2) Winners will be selected based on all correct answers on a first come, first served basis.

**1st PRIZE**  
**RM300**  
worth of  
V E HOTEL  
DINING VOUCHERS

**2nd PRIZE**  
**RM200**  
worth of  
V E HOTEL  
DINING VOUCHERS

**3rd PRIZE**  
**RM100**  
worth of  
V E HOTEL  
DINING VOUCHERS

Identify the 5 common words and answer the questions below in the space provided. Once done, send them in quickly as there are only 3 prizes to be given away!

- 1. South Link Lifestyle Apartments is a freehold development.**  
YES / NO
- 2. Name three (3) features available on the facilities floor of South Link Lifestyle Apartments.**
- i) \_\_\_\_\_
- ii) \_\_\_\_\_
- iii) \_\_\_\_\_

Fill in your particulars and send your answers via post to the address indicated in the terms and conditions section no later than **30 April 2018**.

Full Name \_\_\_\_\_

NRIC No. \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Project Name & Property No. \_\_\_\_\_

- 3) Prizes will be given to the winner based on the name as per the participation form.
- 4) Judges’ decision is final and no correspondence will be entertained. The management reserves all rights to the contest.
- 5) Qualifying entries will have to be submitted by **30 April 2018**.
- 6) Winners will be notified via phone/email and prizes not collected within 30 days of notification will be handed over to the next best entry.
- 7) UOA staff and their immediate family members are NOT eligible to enter this contest.

## CONGRATULATIONS TO ISSUE 20 WINNERS

**1st PRIZE**  
**RM300**  
THE STRAITS ESTATE DINING VOUCHERS  
**WONG WAI KIT**

**2nd PRIZE**  
**RM200**  
THE STRAITS ESTATE DINING VOUCHERS  
**CARINA LEE HUI MIN**

**3rd PRIZE**  
**RM100**  
THE STRAITS ESTATE DINING VOUCHERS  
**OON CHONG LING**

“ TIME TO TEST YOUR KNOWLEDGE ANSWERS FOR ISSUE 20 ”

1: SECRET  
2: DICE  
3: TIME  
4: NEEDLE  
5: SILENCE  
6: FIRE

”



EXCITING NEW EXPERIENCE  
UNVEILING SOON

the  
**SPHERE**

A LIFESTYLE HUB



**AEON MaxValu**  
Prime  
SUPERMARKET

**港城**  
ORIENTAL

**forty**  
hands

**SECTOR 3**  
RESTAURANT & BAR

**Adi, Muthu & Ah Hock**

**THE 8TH FLOOR**  
**poppi**  
CULTURE

**ois**  
Korean Traditional Cuisine & Cafe

**COFFEE BEAN**  
TEA LEAF

**AEON**  
Wellness

**PORTOFINO**  
RISTORANTE ITALIANO

**KHAN'S**  
INDIAN CUISINE

**BARCOOK**  
| 吧台料理 |

**FamilyMart**

**big.spec**  
OPTOMETRY

**f** facebook.com/BangsarSouth

For further information, please call:  
**1 300 88 6668**

**The Sphere, No. 1, Avenue 1, Bangsar South City**  
**No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia**  
Paramount Properties Sdn Bhd (686757-K)

**UOA GROUP**  
BUILDING EXCELLENCE

Another Distinctive Development within:  
**BANGSARSOUTH**  
Inspired by your dreams  
www.bangsarsouth.com