



UOA JEWELS

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Prestigious Awards



THE
GOODWOOD
RESIDENCE
BANGSAR SOUTH

FAMILY FIRST

THE NUMEROUS PLUS-POINTS
OF MULTI-GENERATIONAL LIVING



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NEW LOOK NEW DISCOVERIES

With this new edition of the UOA Jewels newsletter comes even more news and updates from UOA Group.

Perhaps you may have also noticed that this issue has been put together with a brand new aesthetic as we welcome the start of a new year. We do hope it uplifts your reading experience in a positive way.

The Goodwood Residence illustrated on the cover arrives as this edition's feature article, providing you with a glimpse of an elegant new residential address in Bangsar South.

And speaking of Bangsar South, a host of new additions within the bustling locale are introduced, including The Farm Foodcraft at The Sphere, OasisEye Specialists at Nexus, and the uniquely new Komune Living.

The introduction of Golden Pines is especially noteworthy as it aspires to be a highly anticipated assisted living address for seniors in Kuala Lumpur.

Alongside several interesting lifestyle articles, our constant desire for exploration also takes us to Ho Chi Minh City, Vietnam where we dive into some of the destination's unexpectedly enticing eateries.

We hope you will enjoy this issue of new look and new discoveries. Wishing you a wonderful 2020 from all of us at UOA Group.



FAMILY FIRST

THE NUMEROUS PLUS-POINTS OF MULTI-GENERATIONAL LIVING



Exterior Façade*

*Artist's Impression



Few things are as important to the Malaysian community as family - which is why UOA Group's multi-generational homes at The Goodwood Residence should resonate strongly with all of us. Named, appropriately, after the icon of a family tree, the 40-storey property sits in prime position in Bangsar South, surrounded by transport links, commercial offices, leisure, healthcare, and hospitality services. Its 678 units range from a Type A 947 square feet residence with three bedrooms and two bathrooms, all the way up to a generously proportioned 2,002 square feet Type E home with five bedrooms and bathrooms.

The development of The Goodwood Residence not only reflects UOA Group's timely response to an increasing demand from family-focused end users in favour of bigger units, capable of housing several generations under one roof, but also mirrors the growing international trend of multi-generational living. Although the concept of living with one's grandparents, parents, and children - or even great-grandchildren - might not be such an unfamiliar concept to those who have lived and grown up in Asia, families in Western cultures have typically encouraged a higher level of independence (some might call it separation) between generations as their lives progress.



All that is beginning to change now. From Norway to Japan, architects and designers are beginning to look in the direction of building multi-generational homes, with homes that bring different members of a family together, regardless of age, creating a sense of unity, interdependence, and mutual respect. It has become very much a necessary movement to tackle concerns surrounding the demands of childcare and living assistance for the elderly; the scarcity of suitable accommodation for different demographics; and the increasing strain on natural and financial resources - problems familiar to many across the world.

Thoughtfully constructed with the goal of harmonious living always in sight, The Goodwood Residence promises to lead the way for multi-generational living in Malaysia through spaces that allow for privacy as well as togetherness. There are details big and small that lend themselves wonderfully to the needs and preferences of various family members. Take the vast array of communal recreational facilities, for example, which include an indoor playroom for toddlers, an obstacle course-based adventure zone for bigger children, a discovery pond, and a cycling track.

Ever-aware of the myriad of ways in which a family changes and progresses, the majority of units at The Goodwood Residence even features a removable wall that permits greater flexibility when it comes to adapting to the lives of family members. A teenager who requires additional space might have the benefit of being able to expand his/her bedroom, or once an older child moves overseas to



First Floor - Fitness & Yoga Zone
Ground Floor - Music Box | Games Room | Grill Pavilion*



study or work, the room can be converted into a useful storage space for the rest of the family. In effect, just as a family grows or shrinks over time, a unit at The Goodwood Residence moulds itself to their needs with ease, in a way that incurs zero disruption to the rhythms of family life.

For seniors, there is an aqua gym, putting green, chess pavilion, and a dedicated space for mahjong groups. The heated pool - designed specifically with elderly family members in mind - presents a pleasant temperature-controlled alternative for those who wish to exercise and warm their joints, and is thoughtfully tucked away towards the back of The Goodwood Residence for more privacy. These facilities are crucial when it comes to encouraging the development of strong bonds between multiple generations in individual families, making inter-generational exchanges all the more meaningful and promoting a healthy family environment.

The Goodwood Residence places a high priority on enabling residents to 'age in place', offering a welcome option against the prospect of having to turn to retirement homes, or making an inconvenient decision to move to a different 'senior-friendly' property altogether. Here, every unit is already designed with



elderly residents in mind - tiling and flooring materials are all anti-slip; the corridors are wide enough to allow a wheelchair to move easily; the master bathroom is fitted with sliding doors; a bench in the shower area; and a non-stepped floor for added safety. It is a brilliant reminder that a property at The Goodwood Residence is for life - a life lived with the love and support of one's family.

www.uoa-thegoodwoodresidence.com

WHAT'S NEW

THE FARM FOODCRAFT

Unit G-1,
Level G, The Sphere
☎ +603 2242 0964

Walk through The Grove, a garden patch of corn and ladyfingers, and approach The Farmhouse. Captivating your senses as it welcomes you in are florals and lush tropical greens, and just beyond the orchid wall lays The Secret Garden. This fairytale introduction aptly describes The Farm Foodcraft experience, a self-sustaining farm-to-table concept restaurant. Advocating freshness in everything it does, food offered here comes from its very own in-house urban farming laboratory, located on the mezzanine floor of a double-storey

greenhouse, and also where a private dining room is located.

Dishes served are of various origins, some Western but reinterpreted with the Malaysian flair; and others are local favourites with a new twist. True to its promise to remain eco-friendly in all its operations, The Farm Foodcraft also practises nose-to-tail dining, which is essentially a commitment to utilising all available ingredients to their fullest potential. The goal is to eventually achieve zero waste.



SHIHLIN TAIWAN STREET SNACKS

Unit LG-10,
Level LG, The Sphere
☎ +603 9212 3628

Bringing you the authentic tastes of the most popular snacks and bites from Taiwan's night market scene is Shihlin Taiwan Street Snacks. Sink your teeth into delicious favourites such as XXL crispy chicken, handmade oyster mee sua, seafood tempura, and more - all of which are lovingly prepared in a signature Taiwanese style.



GOSSYPIUM RESTAURANT & COFFEE BAR

Unit G-6,
Level G, The Sphere
☎ +603 2242 1689



Gossypium - created by Executive Chef Ryan Wong - is defined in Latin as "cotton", a connotation that is used to represent the restaurant and coffee bar's dedication to sustainability, freshness and simplicity.

A team of passionate chefs with gastronomic experiences in London, Sydney and Melbourne serve up Gossypium's creative contemporary offerings. Within its immersive urban industrial interior, customers can look forward to enjoying dishes bursting with flavour, made with the freshest ingredients and served with a smile.



RASA VIET

Say "Xin Chao" to the authentic Vietnamese flavours and charming environment of Rasa Viet, nestled in a quaint green corner. Its menu encompasses the strong flavours of Vietnam's central region, the savoury quality of the north, along with the sweet and fresh notes of the south.

Unit G-3A,
Level G, The Sphere
☎ +603 2242 1880

PARKLIFE

Enter a world of wholesome, delicious and nutritious food at Parklife. Its innovative and sustainable menu is truly unique, using ingredients of exceptional quality, while comprising 80% plant-based and 20% meat options (pork and beef free). Customers of all diet types will find their needs well catered for here.

Unit UG-5,
Level UG, The Sphere
☎ +603 2242 1193



TENMAYA

From ramen to teppanyaki, fresh sashimi to yakitori, and so much more, let your Japanese cuisine cravings be heartily satisfied at Tenmaya. Having moved from Nexus to its new location in The Sphere, Tenmaya's sophisticated new ambience will put you in a relaxed state of mind while you dine.

Unit 1-3A,
Level 1, The Sphere
☎ +603 2242 3268



AGRAIN

Agrain is more than just healthy food. Its concept stems from the idea of creating a unique customised dish with the freedom to select from a wide range of varieties. Healthy, delicious meals made with fresh nutritional ingredients in minimum oil-based cooking and oven-baked techniques - a wholesome palate pleaser unlike any other.

Unit 1-6,
Level 1, The Sphere
☎ +603 2742 9557



OASISEYE SPECIALISTS

OasisEye Specialists offers the best affordable and evidence-based eye care to patients. Boasting a sizeable area of 10,000 square feet, purely dedicated to eye care, its main focus is on the quality of care being provided to patients – all run by doctors. Besides its diagnostic and treatment rooms, a laser room, a day-care surgical ward and operating theatres, the centre is equipped with the latest diagnostic tools and therapeutic modalities, well on par with global eye care facilities.

Unit 1-3,
Level 1, Nexus
☎ +603 2730 7676

THE GRADE A MUSANG KING DURIAN FEAST

The Sphere's sunny atmosphere was enlivened with the delicious sights and smells of the king of fruits during the Musang King durian feast, which took place in August 2019.

Whilst all-you-can-eat Grade A Musang King durians was the day's highlight, fresh coconut juice, mangosteens, and other sweet treats were also offered alongside a host of exciting activities for the whole family. A mascot walkabout, face painting, balloonist clown, animal mobile ride activities, and game sessions with cash voucher prizes added to the day's enjoyments.

UOA Privilege members were entitled to redeem a special cash rebate for each ticket purchased, while free entry was extended to children below the age of 12. All in all, it was an enjoyable and fruitful event for durian aficionados and their families.



THE BEST THINGS IN LIFE ARE FREE

EIGHT (8) WAYS TO ENJOY THE CITY WITHOUT BURNING A HOLE IN YOUR POCKET

The bustling metropolitan that is Kuala Lumpur (KL) has something for everyone - whether you are new to the city or have long called it home. But, when thinking about ways to spend a day out and about town, the words 'free' and 'fun' may not always go hand in hand. What if we told you that exploring the city and indulging in your passion could cost you next to nothing? Here's how.

01 IMMERSE IN ART

Art does not have to be an elitist affair. Pop by one of the many public art galleries with no admission fee such as the centrally-located Ilham Gallery or Galeri PETRONAS, and spend an afternoon surrounded by masterpieces of local and international artists. There are new exhibitions every now and then. So, check their respective websites for information on ongoing exhibitions.



02 A DAY OUT AT A FARM

The purely community and volunteer-run farm, Kebun-Kebun Bangsar, sits in the middle of the city, saving you a long drive out of town in search of one. Open all year round, visitors of all ages are welcome to enjoy the green garden. Besides growing produce that will be donated to soup kitchens and orphanages, it is also home to roosters, ducks and hens - which are often a hit with children. Visitors can also lend a hand in its upkeep by participating in gotong-royong sessions or placing suitable kitchen waste in the compost bins at its entrance.

03 VOLUNTEER FOR A GOOD CAUSE

Always wanted to do good but not sure where to start? Get in touch with an orphanage, shelter home or local NGO within the community that you live or work in, and start your volunteering journey today. House of Joy and Dignity for Children Foundation are some options. Pay a visit to see if there are any volunteering opportunities that may be suited to you. It will cost you nothing at all - besides time - to make a difference.





04 RECONNECT WITH NATURE

Seek respite from the hustle and bustle of city life by escaping to green lungs that are surprisingly strategically located in the heart of KL such as KL Forest Eco Park and Taman Tugu Forest Trail. Swap the usual hours of strolling in a mall with a day amidst lush greenery and take your time to reconnect with nature as expounded by the popular Japanese concept of Shinrin-Yoku or forest bathing that uses nature as an effective form of preventive healthcare.

05 DISCOVER CRAFT AND HERITAGE

Tour Royal Selangor's Visitor Centre to find out more about pewter-making - including a guided tour and witnessing artisans at work - or visit the National Textile Museum, housed within Merdeka Square, to learn about local textiles that are part of the country's heritage.



Courtesy of Royal Selangor



06 READING MAKETH A FULL MAN

Good news for bibliophiles - the local arm of global reading movement Books on the Move has made books accessible via its mini libraries in LRT stations such as KL Sentral and Pasar Seni. Pick up a book you like and return it to one of these mini libraries once you are done reading so that someone else can enjoy it, as you have.

07 VISIT AN ICONIC PLACE OF WORSHIP

Most of us are guilty of taking iconic sites for granted, often dismissing them as tourist attractions or barely noticing them on our daily commute! Don't wait till the next time you are hosting a friend from abroad to visit Batu Caves, Thean Hou Temple and National Mosque. Go ahead, play tourist in your own country and you may be pleasantly surprised with what you discover.



Courtesy of Kenji Chai

08 EXPLORE STREET ART

Street art has gone from being frowned upon as an act of vandalism to celebrated works of art. There are plenty scattered all over KL and are best appreciated on your very own walking tour. Make it a weekend activity to discover each one and while doing so you may just stumble upon some interesting nooks and crannies. Hint for food lovers: Some are located nearby food hubs offering a plethora of culinary delights. The food, though, you will have to pay for it.

A FOCUS ON THE ESSENTIALS

UOA^{*}
hospitality

HOSPITALITY THAT APPEALS TO A NEW GENERATION OF DISCERNING TASTES



Connexion Rooftop Gazebo

REBRANDING OF UOA HOSPITALITY

CONNEXION[®] **Ve^{*}** **INVITO** **kömune**

Established to manage and operate hospitality projects of UOA Group in 2011, UOA Hospitality (UOAH) recently underwent a rebranding exercise on itself and all of the properties under its management, including VE Hotel & Residence, Connexion Conference & Event Centre as well as Invito Hotel & Residence.

Bearing in mind that travellers are exposed to many hospitality brands, and that the new wave of consumers are discerning and searching for products and experiences that fit their lifestyle, the rebranding was a timely move to keep UOAH and its properties relevant and ahead of the curve.

As rebranding is not only a logo and visual change, the entire exercise involved looking inwards into every single

aspect of UOAH. This was achieved by re-evaluating, re-strategising and re-defining UOAH's identity to project the essential traits that define the brand as a whole while adapting to new consumer trends and be more competitive.

At the core of UOAH, the team believes in creating the best experience for customers and focuses on the quality of the essentials; getting right the things they care about most; and enrich the experience further through the vibrant intersection of business and lifestyle. With the UOAH brand and core values revitalised, the same practices and beliefs are trickled down into all the other brands under UOAH.

REFRESHED OUTLOOK AND REFINED PRODUCTS

Strategically located in the landmark integrated city development of Bangsar South, all UOAH properties are individually unique, yet share defining hallmarks – consistent quality; thoughtful spaces and details; chic, modern, fuss-free designs; and unparalleled connectivity and accessibility.

Developed to meet the growing needs of the thriving mixed-use development by providing services and facilities for meetings and events in the area, Connexion Conference & Event Centre has come a long way since its launch in 2014. It has now doubled in size and offers over 200,000 square feet of space, featuring a total of 15 function rooms, 5 ballrooms, an auditorium, a rooftop gazebo, and an upscale event space known as The Oak Room.

VE Hotel & Residence on the other hand, is positioned as the preferred accommodation option for business

travellers with 337 exquisitely-furnished hotel rooms and 95 well-appointed serviced residences. It is all about creating exceptional guest experiences and prioritising the essentials where guests can expect enriching stays amplified by a distinctive mix of dining, wellness and lifestyle experiences alongside a more intimate collection of meeting venues.

Following the end of Fraser’s management term in September 2019, UOAH took over the operations of Capri and transitioned it into Invito Hotel & Residence. Establishing the Invito brand as elegant yet inclusive, it stands out as a welcoming and approachable leisure venue with 240 spacious room and apartment spaces, tasteful designs, thoughtful amenities, spectacular views, and delightful facilities, specially catered to fulfil mid to longer term stays.



Invito Hotel & Residence



A NEW FOCUS ON BUILDING COMMUNITIES

With the new wave of social and relaxation spaces bridging the gap between work and home, UOAH came up with the new brand Komune, which began as a co-working space in 2017 spanning 18,000 square feet, providing a convenient, flexible and positive working atmosphere for small businesses, entrepreneurs and freelancers.

Today, Komune Co-working is well known for its community-based serviced office venues. The brand has expanded from 1 to 4 outlets with close to 100,000 square feet of co-working office space in well-connected locations in Kuala Lumpur.

As an acknowledged brand, the latest addition of Komune Co-working in Wisma UOA II near KLCC, and another in

Komune Living, Bangsar South have also met with positive response, as people perceive these venues as beautifully-designed environments with convenient amenities to work and network in, helping their businesses grow faster through the exchange of ideas and other collaborations.

The Komune brand also developed outside of being spaces just for work. The introduction of UOAH’s latest offering – Komune Living, which opened in October 2019, features an all-new co-living concept where live, work and play is seamlessly integrated. With a total of 648 private studios and apartment-style rooms for both long and short stays; one-of-a-kind shared spaces; coworking facilities; and community events designed to bring people together, it is a space for you to be inspired, do your best work, and connect.

kömune living

ALL TOGETHER NOW

WHY THE INCREASING POPULARITY OF CO-LIVING SPACES PROVES THAT SHARING TRULY IS CARING

There is something to be said in favour of the theory that there is safety in numbers. In uncertain times - when the spectre of higher property rental prices looms, the daunting prospect of working in an unfamiliar city appears, or a pervading sense of loneliness creeps in - there is no greater comfort than the company of other people.

It goes a considerable way towards explaining the rise and rise of co-living: a concept that pairs familiar, accommodating private spaces with public areas that encourage interaction, social engagement, and a collaborative sense of community. Although the idea of shared accommodation is nothing new (most of us will have encountered high-density student housing or travel hostels at some point), co-living is now being treated as a powerful, practical, and effective way of addressing contemporary issues including housing shortages, social isolation, and the difficulties faced by young professionals in gaining a foothold in their local property market.

The United States has already seen an explosion of co-living projects across the country, with online platforms encouraging digital nomads, independent workers, and the Millennial demographic to 'find their tribe' and embrace 'communal living with all the comforts of home', as one site puts it. In Europe, co-living has been presented as a way of correcting shortfalls in urban planning. One prefabricated modular housing system unveiled by architects in London last year has the capacity to turn vacant, unused commercial properties into co-living environments.

Closer to home, UOA Group's Komune Living has introduced a new co-living concept space in Bangsar South, offering private studios and apartment-style rooms with a wide variety of facilities for the community to use. Available for long- and short-term stays, the space prides itself on going far beyond the set-up of a conventional hotel, creating a new way to live, work, and play in its 648 rooms.



Exterior Façade



Community Kitchen



Communal Lounge

Aimed at catering to the requirements of business travellers, professionals who travel for extended periods, and the young, dynamic demographic around Bangsar South, it is a terrific alternative to the often solitary experience of staying in serviced apartments, short-term rentals, and hotels.

Constructed with intellectual designs and the functional use of space in mind, Komune Living's touchpoints take both community and convenience into account.

Its sense of community springs from the communal lounge, a fully-equipped shared open kitchen, an outdoor BBQ area, a games room, a rooftop pool, a gymnasium, a co-working space, and Komune Café on the ground level.

There are plenty of community events to pull guests out of their rooms and create genuine social experiences -

rather than simple networking activities - where daily community activities, weekly local experiences, and monthly special events enable the sharing of interests, skills and knowledge, and the formation of a strong support network.

Even within the fully-furnished private spaces of Komune Living, from the 17 square metre Dreamer Studio to the 38 square metre Thinker Two Room, its all-inclusive rates - another celebrated feature of co-living arrangements around the globe - cover utilities, regular room cleaning services, linen and towels, laundry facilities, and high-speed internet. Becoming part of a community - whether you are there for a handful of nights or several months - has never been so easy or so seamless.

www.komuneliving.com



Dreamer Studio

DIGITAL DETOX CHALLENGE

DO YOU FIND YOURSELF BEING OVERLY ATTACHED TO YOUR MOBILE PHONE? HERE ARE FIVE (5) WAYS TO TEST YOUR DEVICE DEPENDENCY AND, HOPEFULLY, KEEP THEM AT BAY



For most of us, our phones are the first thing we set our eyes upon when we wake up and the last thing before we sleep. Checking one's phone multiple times throughout the day is also a given. In fact, the Malaysian Multimedia and Communications Commission's 2017 Hand Phone Users Survey found that 1 out of 4 respondents checked their phone constantly, even when there was no notification. Sounds familiar?

In recent times, mobile phones have become an integral part of our lives and it is easy to see why. Technology is an amazing thing and phones are great, if not getting greater with each new model. We depend on this handy device for anything and everything - from features as basic as the alarm and calculator to staying in touch with loved ones; keeping abreast with news; replying late night work emails to impress the bosses; and enviously vying someone else's social media account.

However, the allure of the mobile phone lies not only in its ability to keep us connected, well-informed and productive - be it perceived or otherwise - but also in it being an avenue of escaping the monotony of the daily grind that is the borderless virtual world at our fingertips - so much so that it is difficult to keep one's hands off this nifty device.

Admittedly, we have all caught ourselves scrolling away aimlessly on our phones or unlocking it numerous times a day for no particular reason besides sheer boredom. Features and applications such as iPhone's Screen Time and Rescue Time allow users to track the amount of time spent on their mobile devices and the results have proven to be alarming for some. The question is, how much is too much and are we missing out on real life experiences while glued to our phones?

5

DIGITAL DETOX CHALLENGES

CHALLENGE 2

ENJOY A MEAL WITHOUT FOCUSING ON TAKING GOOD FOOD PHOTOS



Make a reservation at that restaurant you have been meaning to try and treat yourself to a meal. But, here is the catch. No photos allowed! Simply sit back and savour the food sans worrying about doing it for the gram.

CHALLENGE 4

HOLD CONVERSATIONS WITHOUT TOUCHING YOUR PHONE



Not only is it rather rude to play with your phone while speaking to another, it is also distracting. So, be present, pay attention and engage. Life is too short to be holding half-baked conversations.

CHALLENGE 1

DEVELOP A NEW MORNING ROUTINE



The first few hours of your morning are vital in that they can affect how the rest of your day progresses. Instead of reaching for your phone, develop a morning routine that prepares you for the day ahead. Practice meditation or yoga, work out at home or take an early morning walk or fix yourself a nutritious lunch. Your body and mind will thank you for this.

CHALLENGE 3

TAKE A ROAD TRIP BUT SAVE THE SOCIAL MEDIA POSTING FOR LATER



Get rid of the urge to publish every detail of your trip on social media and enjoy the moment instead. Would you rather be watching that pretty sunset or posting a photo of it? If you want to document the memory with photos, use a (non-WiFi-enabled) camera instead of your phone.

CHALLENGE 5

SPEND TIME WITH MOTHER NATURE



Should you find yourself constantly gravitating to picking up your phone despite all efforts to manage your screen time, take an off-the-grid vacation. Some resorts offer digital detox packages but you can also plan your own. For example, a rainforest retreat with no phone or internet connection where you can immerse yourself in and reconnect with nature.



UNITED POINT

A COMPLETE FAMILY DESTINATION IN KEPONG

**FOR LEISURE,
BUSINESS,
LIFE, AND
EVERYTHING
IN BETWEEN**

Step inside the vibrant, nature-inspired atmosphere of United Point - an all-new destination in Kepong designed for life, leisure and learning! Stretching across 9.33 acres, United Point features a balanced combination of 3 residential blocks, a 4-storey retail boulevard and welcoming green landscapes, culminating in an address that is inviting, comforting and engaging.

The residential component at United Point is a vertical neighbourhood designed to fulfil the wants and

needs of all generations. Within its 3 blocks are a variety of modern units, encompassing diverse layout options that are thoughtfully planned and highly functional, and facilities that boost your fitness. A multitude of family-oriented amenities and services complements this lifestyle, while the easy connections to Union Point's retail offerings provide exceptional all-day convenience.

These retail enjoyments will arrive in the form of dining, grocery shopping, family entertainment, children's



Artist's Impression - Exterior Façade



Courtesy of Aquabubs



Courtesy of Aeon

enrichment venues, and even a cinema, all of which will be woven together in an inspiring green setting. With over 250,000 square feet of retail space available, businesses looking to establish themselves among the mature Kepong population will definitely find this a high potential environment to thrive in. The population catchment itself stands at over 1 million people within a 15-minute drive of United Point's buzzing location.

Getting here is seamless as well thanks to the access that Jalan Lang Emas provides, with an ingress point

immediately after the DUKE Highway Toll Plaza. Public transportation convenience arrives in the form of instant access via a future pedestrian link bridge to a new, upcoming KTM station. This is further enhanced by a bus station located within walking distance.

The retail component of United Point is primed to become the "next big destination" in Kepong and is all set for its official launch in the first quarter of 2020.

www.uoa.com.my/property/details/united-point-residence/

EXPECT THE UNEXPECTED

THE CULINARY OFFERINGS
OF VIETNAM'S LARGEST
CITY STRETCH FAR BEYOND
LOCAL CLASSICS



IN HO CHI MINH CITY





Padma de Fleur Café

Ho Chi Minh City (HCMC) is justifiably famous for its distinctive renditions of Vietnamese dishes - dark, semi-sweet pho broths laced with herbs, bean sprouts, and chilli sauce; and snack-sized banh xeo savoury pancakes, to name a few - but there is so much more to be discovered within the city. In this fast-paced, buzzing financial hub, the tastes of local Vietnamese have rapidly expanded to seek out restaurants and cafés of a less conventional kind.

In the well-developed and thoroughly modern District 7 - which very much embodies the future of HCMC - Q.Itchen Factory (qitchenfactory.com) has adopted a 'locavore' approach towards its menu, focusing on the best local ingredients and avant-garde cooking techniques to fuse East and West on the same plate. Seated within its industrial chic interiors, inspired by the workspaces that pepper District 7, Q.Itchen Factory's open kitchen concept enables diners to watch chefs cook up a storm in a first-class kitchen space that would not look out of place in a five-star hotel.

Neither would their dishes, come to think of it. Besides delicate appetisers consisting of crispy baby squid or

ceviche and pineapple puree, their heartier mains such as crispy suckling pig with fried buns, grilled pork ribs, and crispy seabass drizzled in lemon butter are guaranteed crowd-pleasers for a gourmands' evening out. Closer to the city centre, Padma de Fleur Café (cafe.padmadeffleur.vn) has a gentler take on the locavore movement, making food 'how mum cooks it' from fresh seasonal ingredients sourced from the open markets.

What makes Padma de Fleur particularly enchanting is that the café doubles as one of the city's most accomplished florists, making their 'floral meals' a unique attraction. As diners tuck into purple taro soup or young coconut mixed with booze-soaked rice, they are surrounded by artistic floral displays and charmed with the prettiest garnishes. The desired effect is a mood-uplifting dining experience that encourages people to appreciate their food and the beauty of flowers in a new, entirely sensory way.

Of course, it is not just a feast for the eyes - fresh, lively flavours promise to uplift diners' palates in the form of watermelon and tuna salad, slow-braised snakehead fish, or a sparkling pressé of lemon and lemongrass. If you are

inclined towards a cocktail or two (or three, or five...), once you have made your way past Padma de Fleur's smooth homemade ice cream, you will find enjoyable nightcaps waiting for you, like their Cactus cocktail - a mélange of mezcal, gin-infused tea, and cardamom bitters - or a mixture of corn whisky, ginger, and shiso leaves known as hiemal.

Those who enjoy extra fire in their food should take advantage of the surprising influx of African and Caribbean influences in HCMC's dining scene - particularly Sara Ethiopian Restaurant ([facebook.com/bresara11](https://www.facebook.com/bresara11)) and Jamaica Jamaica ([jamaica-jamaica.com](https://www.jamaica-jamaica.com)). Setting out to tickle tastebuds, Sara Ethiopian Restaurant is a fascinating introduction to the vibrant, hearty cuisine that stems from the Horn of Africa. Vegans and vegetarians will appreciate their wholesome lentil and spinach stews, to be mopped up with injera - a spongy flatbread traditionally made from

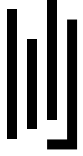


teff flour - while daring diners should not miss trying kitfo, which consists of finely chopped lean beef, purified butter, and spicy pepper, all served entirely raw.

For hardcore carnivores, there is the spicy doro wot chicken stew and tibs - tender cubes of beef marinated in an aromatic blend of tomatoes, chilli, and pepper. The meat feast continues at Jamaica Jamaica with authentic Caribbean specialties such as jerk chicken, curried goat, and bully beef - all rubbed down with the restaurant's home-grown Scotch bonnet peppers to make you sweat - and their jerk pork tenderloin, which is marinated for 24 hours and smoked for a further five hours. Don't forget to keep enough space for fillers like crunchy mango slaw and

fried dumplings, or their baked ripe plantains coated with caramel and cinnamon for dessert.

If all that eating has got you hot under the collar - proof that variety really is the spice of life - speed over to ICE Coffee ([facebook.com/icecoffeeam10](https://www.facebook.com/icecoffeeam10)) for a coffee experience that is truly one of a kind. Even at the humid height of a Vietnamese summer, the interior fittings of this café are carved entirely from blocks of ice! Before you enter, you will be bundled up in thermal jackets and fur hats, then shown to your glacier-like table and given expertly brewed coffee in a hollowed-out ice cup or pastries arranged on a pile of snow. Now - what could be cooler than that?



**UOA
TOWER**

**PRIMED
FOR
PRESTIGE**

**A LANDMARK
BUSINESS
DESTINATION IN
PHU MY HUNG
CITY CENTRE**



*Artist's Impression



A strategic location is imperative when it comes to establishing a new landmark business address – one that provides instant access to the city and beyond with an address that is imbued with a genuine sense of prestige. And, this is exactly what is offered at the new UOA Tower in Vietnam.

This exceptional and distinctively modern corporate destination is situated in Phu My Hung City Centre, the international commercial and financial district of Ho Chi Minh City in District 7, which happens to be one of the city's most sought-after zip codes. From here, District 1 is merely 20 minutes away and it will take a brisk 40-minute drive to reach Tan Son Nhat International Airport.

Developed as a 23-storey Grade A building, UOA Tower features all the characteristics and traits of a truly next-generation business address. This includes full height curtain walls, highly efficient unit layouts, advanced security features, and a rooftop podium, among others. All of which will be encapsulated in a BCA Green Mark Certified Building.

A total gross floor area of 36,464.75 square metres ensures expansive space for visionary businesses to establish themselves here, while the presence of retail outlets will further enhance UOA Tower's allure as a truly prestigious business destination.

www.uoa.com.my/property/details/uoa-tower/

UOA CLINCHES PRESTIGIOUS AWARDS

THE EDGE MALAYSIA PROPERTY EXCELLENCE AWARDS

UOA Development Bhd (UOA) was recognised as one of the top 10 winners for The Edge Malaysia Top Property Developers Awards 2019 (TPDA) for the sixth time, taking the No. 3 spot in ranking. TPDA recognises the country's best in property development and is the anchor award of The Edge Malaysia Property Excellence Awards (TEPEA). For the second consecutive year, UOA was also named as the award recipient of the Best In Quantitative Attributes category.

In addition, UOA's Managing Director Kong Chong Soon was accorded The Edge Malaysia Outstanding Property Entrepreneur Award 2019, which honours industry captains who have made significant and outstanding contributions to growing their companies into dynamic players at the forefront of the industry. The award recognises his contribution in building the company into the fourth largest on Bursa Malaysia with a market value of about RM4 billion and a significant presence in the Klang Valley.

Held in October 2019 at Shangri-la Kuala Lumpur, the TEPEA gala dinner was attended by more than 400 real estate players and experts. The awards were presented to the respective winners by The Edge Media Group Publisher & Group CEO Datuk Ho Kay Tat and The Edge Editor-In-Chief Azam Aris, accompanied by EdgeProp.

my Editor-In-Chief & Managing Director Au Foong Yee and The Edge City & Country Editor Rosalynn Poh.

Introduced by The Edge Malaysia in 2003 to provide a guide to the public on the strongest and best real estate players in the country, TEPEA has since become an industry benchmark for companies that have sustainable financial strength and delivered quality products to their customers.

TPDA ranks Malaysia's top property players based on their quantitative (shareholders' funds, pre-tax profit, revenue and net gearing) and qualitative (product quality, innovation, creativity, value creation for buyers, image and expertise) qualities. Points for quantitative attributes are based on the financial data of the company while points for the qualitative attributes are awarded by a panel of judges comprising industry experts and veterans as well as The Edge Malaysia.

All companies listed on Bursa Malaysia's property sector are automatically considered for the awards while non-listed developers that are interested to be ranked need to submit their entries. The scores and rankings of TPDA are audited by Deloitte Malaysia and published by The Edge Malaysia annually.



Courtesy of The Edge

UOA Executive Director Kong Pak Lim (centre) accepts The Edge Top Property Developers Award from Datuk Ho Kay Tat (second from right), accompanied by Au Foong Yee (far right), Azam Aris (second from left) and Rosalynn Poh (far left)



Courtesy of The Edge

UOA Managing Director Kong Chong Soon (centre) receives The Edge Malaysia Outstanding Property Entrepreneur Award from Azam Aris (second from right), accompanied by Datuk Ho Kay Tat (far left), Au Foong Yee (far right) and Rosalynn Poh (second from left)

FROST & SULLIVAN ASIA PACIFIC BEST PRACTICES AWARDS

UOA garnered the Malaysia Property Development Growth Excellence Leadership Award 2019 at Frost & Sullivan Asia Pacific Best Practices Awards. The award recognises the company's achievement in driving long-term rapid growth through customer focus, which in turn fosters a virtuous cycle of improvement and success.

The awards event, held in June 2019 at Hilton Kuala Lumpur is highly regarded in its recognition of best practices and outstanding performances by companies in various sectors. Award recipients are identified based on in-depth interviews, analysis and extensive secondary research conducted by Frost & Sullivan's analysts. Companies are typically studied on their revenues, market share, capabilities and overall contribution to the industry in order to identify best practices.



Frost & Sullivan Senior Vice President Ravi Krishnaswamy (left) presents the Malaysia Property Development Growth Excellence Leadership Award to UOA Executive Director Kim Ang (right) at the awards gala dinner

THE EDGE BILLION RINGGIT CLUB AWARDS

UOA was conferred two awards at The Edge Billion Ringgit Club Awards 2019 held in September 2019 at Sheraton Petaling Jaya. UOA was selected as the award recipient for Highest Return On Equity and Highest Returns To Shareholders Over Three Years under the RM3 billion and above market capitalisation category for the second consecutive year.

The awards gala dinner celebrates Corporate Malaysia's best performing companies and top responsible organisation. It recognises excellence in companies with market capitalisation of above RM1 billion. Companies are evaluated on growth in profit, returns to shareholders and corporate responsibility (CR) commitments, among others.



UOA General Manager of Projects Stephanie Kong (second from right) accepts the two awards from The Edge Editor-In-Chief Azam Aris (second from left), accompanied by The Edge Media Group Publisher & Group CEO Datuk Ho Kay Tat (far right) and OCBC Bank Malaysia CEO Datuk Ong Eng Bin (far left)

MALAYSIA LANDSCAPE ARCHITECTURE AWARDS



The Sphere, a lifestyle hub in Bangsar South, has been accorded an honour award at the Malaysia Landscape Architecture Awards 2019 (MLAA) organised by the Institute of Landscape Architects Malaysia in April 2019 at New World Hotel Petaling Jaya. This is the third win for the 60-acre Bangsar South development as The Central Park and The Village also received honour awards for landscape design excellence in 2012 and 2013 respectively.

The MLAA has recognised The Sphere as exemplary in landscape design and has deemed it an inspiration to future design trends alongside several other selected projects. The annual event is organised by the Institute of Landscape Architects Malaysia (ILAM) to honour outstanding landscape architecture consultancy firms, developers, researchers, students, contractors, suppliers, government agencies, foundations, trusts, NGOs, media and individuals in Malaysia and abroad.

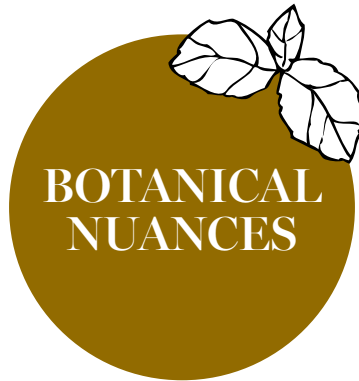


COCKTAIL HOUR



OUR TOP PICKS TO CATER TO WHATEVER TIPPLE MAY TICKLE YOUR FANCY

With so many well-established as well as new watering holes in Kuala Lumpur these days, how does one choose? Housed within speakeasy-inspired bars, modern skyscrapers and rustic old school buildings are a plethora of cocktails made to perfection by the trusty hands behind the bar counter. If you have not already discovered it, you may find your favourite cocktail in one of the following, just waiting to be discovered.



What:
Starfruit x Daun Kari

Where:
Botak Liquor

Located on the first level of a Petaling Street shop lot, Botak Liquor specialises in cocktails crafted from clear spirits and with a clever use of botanical flavours. This fragrant and delicious pisco base cocktail, for instance, is shaken with organic starfruit, a sprinkle of fresh curry leaves, lemon, and local sugarcane sugar.



What:
Mr Chew's Take Away G&T

Where:
Mr Chew's Chino Latino Bar

Presented in a staple Chinese takeaway food container, this highly-Instagrammable cocktail is bound to make you do a double take. Within the box is a concoction of Opihr Gin, a touch of pink peppercorn, and slices of guava on top - perfect as a refreshing aperitif.





THE CLASSICS



FOR THE LOVE OF GIN



A LOCAL TWIST



What:
Good Old Fashioned

Where:
Coppersmith

Should classic cocktails be what you seek, Coppersmith's Good Old Fashioned certainly delivers. Created using truffle honey and Wild Turkey Bourbon, this timeless favourite is given a premium touch with the taste and aromas of black truffle.



What:
Sweet Lush

Where:
Pahit

If gin is your poison of choice, then Pahit is the place to be. The brainchild of award-winning bartender and owner CK Kho serves up a sumptuous gin-based selection such as its new Sweet Lush cocktail made using Monkey 47 Dry Gin, East Imperial Yuzu Tonic, Regans' Orange Bitters No. 6, dried mandarin peel, and sweet basil foam.



What:
Lai Chee Kang

Where:
Suzie Wong

Marrying Malaysian gastronomy with happy hour, Lai Chee Kang offered at this relatively hidden venue is eye candy as much as it is a yummy concoction. Inspired by one of the quintessential local desserts, this cocktail that consists of vodka, house-infused lai chee kang mix with roasted peanuts, basil seed, grass jelly, and dried longan fruit is presented in a pretty bowl and is best enjoyed with a spoon.

MAKING A POSITIVE DIFFERENCE

RAYA FESTIVE GOODIES FOR SINGLE PARENTS AND OKU(S) IN KERINCHI



Suria Bangsar South, a community centre operated by ADRF Malaysia and sponsored by UOA Group, celebrated the Hari Raya festivity in May 2019 with the distribution of food hampers to more than 100 single parents and OKUs (persons with disabilities). In the true spirit of sharing and giving, the initiative was organised to add some cheer to the less privileged families from the Kerinchi community.

The event was graced by YB Fahmi Fadzil, Member of Parliament for Lembah Pantai. Suria Bangsar South supports and recognises the importance of such engaging initiatives as they form the basis of a caring community with the aim to improve the society and environment within the Kerinchi vicinity.

BLOOD DONATION DRIVE - YOUR TIME TO BECOME A LIFESAVER

Nexus Bangsar South jointly organised a Blood Donation Campaign with The Lions Club of Kuala Lumpur North in June 2019. Participating partners such as Cengild G.I. Medical Centre and Sunfert International Fertility Centre held health talks on vaccination and assisted conception respectively. Free health checks such as BMI consultation, blood pressure monitoring, blood glucose test and diabetic foot screening were also available during the campaign. In addition to the blood donation initiative, The Lions Club of Kuala Lumpur North also encouraged the public to become organ donors by educating them on the importance of organ donation in order to help more people who are in need.





A HIGHLY ANTICIPATED RESORT-STYLE SENIOR LIVING



A CARING ENVIRONMENT FOR THE GOLDEN YEARS



Welcome to Golden Pines, Kuala Lumpur's highly anticipated resort-style destination for senior living located just next to a 90-acre park in Taman Tasik Permaisuri. This freehold development consists of 396 serviced suites in a 16-storey address. Residents will be able to choose from 1-bedroom to 3-bedroom units in sizes ranging from 538 square feet to 980 square feet.

Under the management of an established care centre operator, Golden Pines offers a truly holistic environment that caters to the

wellness of its senior community, providing assisted living units, independent living units, medical services, retail conveniences and lifestyle options such as concierge services and social activities for the residents. Trained caregivers will be on-hand to provide daily assistance and medication management to those that require it, while modern facilities, housekeeping services, and medical support are also readily available.

www.uoa.com.my/property/details/golden-pines/



Artist's Impression - Exterior Façade



綠雅軒

ASTER GREEN RESIDENCE

SRI PETALING

FREEHOLD

URBAN LIFESTYLE HOMES IN SRI PETALING

1 - 3 BEDROOMS | 657 - 958 SQ FT



LOW DENSITY COMMUNITY (440 UNITS ONLY)



MAJOR HIGHWAY CONNECTIVITY



BUILT-UP SIZES FROM 657 - 958 SQ FT



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UOA CORPORATE TOWER

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No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia
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SINGAPORE PROPERTY GALLERY

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

Developer's Address: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia. | Developer's License No. : 19787-1/10-2021/0957(L) | Validity Period: 17/10/2019-16/10/2021 | Sale & Advertising Permit No.: 19787-1/10-2021/0957(P) | Validity Period: 17/10/2019-16/10/2021 | Project Type: Suite Apartments | Building Plan Approval Body: Dewan Bandaraya Kuala Lumpur | Building Plan Approval No.: BP S3 OSC 2019 0816 | Total Suite Apartment Units: 440 | Total Floor Levels: 26 | Land Tenure: Freehold | Proposed Completion Date: September 2022 | Minimum Price (Suite Apartments): RM423,800 | Maximum Price (Suite Apartments): 680,800 | 5% Discount for Bumiputera

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