

IBRACOTODAY

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49 YEARS OF BUILDING SARAWAK

JAN-JULY, 2020



AVONA
— RESIDENCE —

WHERE LIFE'S REFRESHING



IBRACO BERHAD
[197101000730(011286-P)]

SALES GALLERY

IBRACO BERHAD

No.6 The NorthBank,
Off Kuching-Samarahan
Expressway, 93350
Kuching, Sarawak.

For enquiries, please call
082-361 111

BINTULU SALES GALLERY

No.1, Survey Lot 8453,
Bintulu Town Square,
Jalan Tun Ahmad Zaidi,
97000 Bintulu, Sarawak,
Malaysia.

Sales contact
086 339 098

KL SALES GALLERY

Menara Jcorp, Lot No. G-5,
Ground Floor, 249, Jalan Tun
Razak, 50400 Kuala Lumpur,
Malaysia

Sales contact
03-2141 3666



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First of all, I would like to welcome everybody back to the work place, after weeks of remaining in the safety of the home following the Government's call for the Movement Control Order. I hope everybody is safe and healthy!

As like all the other industries, the property market was hit hard by the Covid-19 epidemic, and coupled with the increasingly challenging market conditions of the last few years, our team have to, once again, adapt to the current market needs by making some sound adjustments.

Nevertheless, in spite of the decreasing property market, Ibraco still managed to complete the sales of some of its projects and successfully launched a few major developments at Ibraco's latest new landmark of The NorthBank.

We managed to complete both our SOHO residential projects last year, in Kuching and Bintulu respectively. Both projects comprise of residential units thoughtfully constructed to provide owners with the benefit of work and stay under the same roof, as well as commercial retail outlets on the lower floors. TT3 SOHO is the first such small office located at Tabuan Tranquility, Kuching, and HIVE is our first residential development in Bintulu

The two (2) residential properties at The NorthBank that were launched last year was AVONA and ALYVIA Residence. AVONA is the first high rise residential at The NorthBank. It is located in close proximity to Tunku Putra-HELP School, and certain units are catered for the elderly and disabled. ALYVIA Residence is a landed residence built with close links to one another. It embodies a shared urban community living style whilst maintaining one's privacy. Residents have accessibility to facilities like the pergolas, manicured forest garden, urban farming, a viewing deck along the riverbank path, garden path, as well as the jogging and walking path available within the residential compound

Finally, once again, I would like to take this opportunity to thank all Ibraco staffs for your wonderful dedication to the organisation, and to all our customers and business associates for your invaluable support throughout the years. And I wish everyone great health, abundant prosperity, and remember to stay safe always!



DATUK CHEW CHIAU HAN
MANAGING DIRECTOR

MANAGING DIRECTOR'S MESSAGE

GREAT NEWS!

SPECIAL MCO PROMOTION is applicable for all new bookings made during MCO period for selected properties! Call 082-361111 for updates!

KUCHING

THE NORTHBANK AVONA RESIDENCE



Price: From RM 397,280
Type: Serviced Apartment
Location: The NorthBank
Size: From 764 sq ft

STAMPIN BARU STUTONG HEIGHTS APARTMENT 3



Price: From RM 407,000
Type: Apartment
Location: Jalan Stampin Baru
Size: From 1,065 sq ft

TABUAN TRANQUILITY THE PARK RESIDENCE



Price: From RM 774,140
Type: Condominium
Location: Tabuan Tranquility
Size: From 1,485 sq ft

BINTULU

TOWN SQUARE BINTULU SHOP OFFICES



Price: From RM 1,298,500
Type: 3-storey shop offices
Location: Jalan Tun Ahmad Zaidi
Size: From 3,583.1 sq ft

TOWN SQUARE BINTULU HIVE RESIDENCE COMMERCIAL PODIUM



Price: From RM 212,000
Type: Commercial / office space
Location: Town Square Bintulu
Size: From 351 sq ft to 1,040 sq ft

TABUAN TRANQUILITY TT3 PLAZA SHOP LOTS



Price: From RM 1,199,000
Type: 3-storey shop offices
Location: Tabuan Tranquility 3
Size: From 1,291.67 sq ft

Price: From RM 2,800,000
Type: 4-storey shop offices
with lift
Location: Tabuan Tranquility 3
Size: From 1,915.98 sq ft

TABUAN TRANQUILITY TT3 SOHO COMMERCIAL



Price: From RM 76,600
Type: Retail outlets
Location: Tabuan Tranquility 3
Size: From 86 sq ft to 534 sq ft

KUALA LUMPUR CONTINEW

MCO PROMO



Price: From RM 707,000
Type: Serviced Apartment
Location: Jalan Tun Razak
Size: From 553 sq ft

CONTINEW

- IN WITH THE NEW -

Construction of Continew well on the way to be completed by Year 2022! The 2-towers structure positioned high above a vibrant commercial segment of Jalan Tun Razak, and a few minutes drive away from the upcoming highly anticipated Tun Razak Exchange (TRX) Financial District, boasts facilities that are accommodative of the comprehensive needs of all its residents. At a location with progressive transformation in the works, Continew benefits from the extensive infrastructure development by the Government which will change the landscape of the area over time, and facilitate ample convenience in mobility.



Left: The artist impression of Continew.



Right: The actual site at the current stage.

Bottom: The look-out view from Continew



Hive

RESIDENCE ■ COMMERCIAL

13-STOREY SOHO WITH COMMERCIAL PODIUM

The just completed and ready-to-move-in 13-storey Hive Residence accommodating 158 units of Small Office Home Office (SOHO), are completely sold. The SOHO residences sit atop a Commercial Podium, and is the first residential development of Ibraco's Bintulu maiden project, Town Square Bintulu. HIVE boasts amenities such as a gym and a jacuzzi. The Commercial Podium includes small retail and/or office space, with sizes ranging between 33 sqm - 98.1 sqm. These are ideal for purchasers with first small and medium start-up businesses, or for HIVE residents intending to own their first small business with the availability of ready market. Due to the full take up rate of the SOHO units, there are now only a limited number of the commercial podium retail outlets still available as well. Interested purchaser are urged to call 082-361111 to quickly grab your units.





**THE
NORTHBANK**
DISCOVER THE ESSENCE OF BALANCE

AVONA RESIDENCE



AVONA is a 2-towers 12-levels skyscraper adorned with Rooftop Garden with Reflexology Path, and is the first high rise residential development of Ibraco's new avant-garde township of The NorthBank. AVONA's appeal is in reflection of its contemporary concept layout, taking into consideration the needs of a wide spectrum of residential owners, catering for different design preferences, choices of different views, different needs and requirements including selected few units customised for those in need of special assistance - all set against the background of lush, tropical greens.

Comprising a myriad of facilities carefully planned to accommodate the modern-day pleasures of its purchasers of all age range, nearly all the apartment units were sold out during its official launching in June 2019. Available units are available at as low as BELOW RM400,000, interested purchasers are urged to contact Ibraco for more information before it runs out!

THE NORTHBANK CLUBHOUSE



The clubhouse is the centerpiece and meeting point of The NorthBank savvy urbanites. Set deep within the serenity of The Northbank, the clubhouse is a well-equipped social gathering point accommodating a lounge and cafeteria, function rooms, multi-purpose hall with indoor badminton courts, well-equipped gym with fitness studio, indoor children's playground and games room, 50m swimming pool and children's pool, and outdoor sports courts. The clubhouse is an ideal venue to relax in your comfort zone and unwind as the day ends with grace and ease.

LANDED RESIDENTIAL

THE NORTHBANK COMMERCIAL

THE NORTHBANK LANDSCAPE



THE NORTHBANK COMMERCIAL



DYNAMIC, ENERGETIC, INCLUSIVE

Be ready for the unfolding of the NorthBank new business chapter that conforms to the different needs all in one place. As with the ever-changing nature of energy, find yourself moving with ease in a dynamic culture, every time you stay, or return time after time. Whether work or play, or a little bit of both, it is our business to make you feel energised, inside and out.

NEW Business Chapter

The NorthBank's business chapter kicked off with the launching of the township's exclusive 23 units shop offices. This is the introduction to The NorthBank's future bustling financial district, which will include TWO new F&B drive thrus of 2 popular franchisees, the first ones of its kinds in Kuching!

The shop offices, thoughtfully planned to accommodate individual stairs to the upper floors, are located within the section of The NorthBank with access entries from both Kuching-Samarahan Expressway and section of Jalan Stutong leading to the Sama Jaya High Tech Park, which features a workforce of more than 10,000 employees.



TUNKU PUTRA-HELP SCHOOL

Tunku Putra-HELP School (TPHS) caters for both international and national educational programmes. The international programme offers the British Education Curriculum culminating in the widely-recognised Cambridge IGCSE and A-Level qualifications, which are accepted by the world's best universities. The national programme offers the Primary School Standard Curriculum (KSSR) and Secondary School Standard Curriculum (KSSM). Mathematics and Science are further complemented with Singapore and British syllabi.

Recruitment for next year's semesters at the new campus are in progress and interested parents are to call 016 678 0351 for more information.



The 5.9 acre campus at The NorthBank was completed and has started welcoming students in January 2020. TPH's philosophy is that learning should be a joyful and holistic experience, where students are encouraged to fulfil their potential in a safe and secure environment.

Facilities include swimming pool, football field, gym, library, design and technology labs, science labs, performing arts theatre, dance and music studios.



The Park Residence Penthouse living space exudes exceptional elegance and modernity, with the luxurious beauty of space and comfort. Feel the warmth and coziness whilst dining amidst a perfect setting suitable for formal dining and entertainment. A combination of ultimate relaxation, breathtaking views, safety and security.



i-NEIGHBOUR SMART COMMUNITY PLATFORM



The Park Residence NEW features include the availability of the i-Neighbour Small Community System, a comprehensive residential and visitor management system that is fully integrated with IoT (Internet of Things) smart security devices for a smarter and safer neighbourhood. It is a system shared between the Facilities Management, the Residences, and even the Security Guard.

FEATURES OF THE SYSTEM FOR THE RESIDENTS

- Convenient property management functions like the monitoring and payment of the maintenance fees, verification and management of visitors, booking of facilities, processing of renovation applications, monitoring updates from management on any important notices and/or vital documentation, and lodging any feedbacks and/or complaints to the facilities management.
- Vital security elements like the inclusion of a Panic Button on the App to request for help during emergencies.
- And others, including the usage of the App for external merchant services - contacting nearby merchants or 020 App service.

BUY PROPERTY POST COVID-19 IF YOU CAN AFFORD IT, SAYS PROPERTYGURU



Those seeking to own a house and can afford it should look at it post-Covid-19, as prices are expected to drop, says PropertyGuru Malaysia.

Property investors and those who seek to own houses and can afford it are encouraged to buy in the short term post-COVID-19, as prices are expected to drop.

"We are likely to see property developers adding value (to their projects or units offered) and the asking prices on properties will decrease," said PropertyGuru Malaysia country manager Sheldon Fernandez.

Apart from that, he said, the financing environment would also be more conducive, thanks to Bank Negara Malaysia's (BNM) overnight policy rate (OPR) cuts, compared with eight to nine per cent or double-digit rates in the past.

On the other hand, he cautioned that buying property requires long-time commitment and investment.

"Therefore, it may not be a good option if one cannot afford it over a period of time, although prices are expected to fall in the short term post-COVID-19, with prospects for recovery in the near future," he said in a virtual conference on "To Buy Or Not To Buy Property Post-COVID-19?" organised by PropertyGuru Malaysia.

He said although the government recently announced a few measures to assist the people such as the moratorium on loan repayments and the restructuring of outstanding credit card balances for six months, these are not suitable for those seeking short-term solution.

Looking back at the 1997/1998 Asian financial crisis, he said high-rises and terrace houses were the more resilient types of property compared with others throughout the crisis and recovery period.

Nonetheless, he said, the result may not be the same for post-COVID-19, as this is an unprecedented situation never been experienced before.

On March 3, BNM cut the OPR by 25 basis points to 2.50 per cent. The ceiling and floor rates of the corridor of the OPR were correspondingly reduced to 2.75 per cent and 2.25 per cent, respectively.

With more domestic liquidity and a sharp fall in loan applications, banks and financial institutions will be looking for quality borrowers, according to another

panellist, MyProperty Data chief executive officer Joe Hock Thor.

"The current conditions may favour speculative investors as they have the options to secure good assets. The only factors are demand and time. I also believe the decreasing prices and low interest rates will lead to improvement in rental yields," he said.

On the technology front, he said it is important for property industry players to adopt Industrial Revolution 4.0 to future-proof their property business transactions and volume.

"However, regardless of the use of advance technology such as virtual or augmented reality and artificial intelligence, the need for physical human touch would still be required to detail out certain needs by clients," he added.

This article first appeared in new.nst.com.my



HOPE PLACE CHARITY CENTRE

The Hope Place Charity Centre by Hope Place is set up for the main purpose of selling all good condition 2nd hand items received to raise funds to purchase necessary essentials for all the rightful recipients under the care of Hope Place. It is located at TT3 Plaza, Tabuan Tranquility.

Hope Place a non-governmental organisation dedicated to alleviating the plight of the poor and the deprived regardless of race or creed. It is Ibraco's charity partner since Year 2017. Ibraco champions the belief in giving back to the community in a sustainable manner with an NGO that strives to help those truly in need



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For more information on how you can help or contribute, Hope Place can be reached at **013-567 2775** from 8.30am-12.30pm, Mondays to Fridays.

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Maybank account:

Persatuan Kebajikan Harapan Kuching

Account Number **5112-8900-1160**

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