



IBRACO TODAY

JUL - DEC 2020
PPK 436/04/2013(032486)



49 YEARS OF BUILDING
SARAWAK
www.ibraco.com



The Ibraco Auxiliary Police was formally established in Year 2017.

As an Ibraco Auxiliary Police force, all members of the toughened police team would have had undergone thorough preliminary selection process, fully endorsed and supported by the official police force, and having successfully braved through two (2) months of intensive and comprehensive police training at The Malaysian Police Training Centre (Pusat Latihan Polis) or PULAPOL.

The main role of the Ibraco Auxiliary Police force is to safeguard the security and safety of the owners and their homes of all purchasers of gated and guarded residential properties, and to prevent crime in the designated areas.

A member of the Auxiliary Police, when performing police duties, shall have the same authority and shall be subject to the same authority as a police officer of the same rank.



NEW HEADQUARTER

Standing colossal, radiating in the natural illuminating glow of the Kuching skyline, and designed with architectural distinction, the dynamism of the new Head Office of Ibraco is a reflection of its 49 years of accomplishment. It is now the proud home of hundreds of its management and staff.

IBRACO



KUCHING SALES GALLERY

IBRACO BERHAD
No.6 The NorthBank,
Off Kuching-Samarahan Expressway,
93350 Kuching, Sarawak.
Tel : 082-361 111

BINTULU SALES GALLERY

No.1, Survey Lot 8453,
Bintulu Town Square,
Jalan Tun Ahmad Zaidi,
97000 Bintulu, Sarawak.
Tel : 086-339 098

KL SALES GALLERY

Menara Jcorp,
Lot No.G-5, Ground Floor,
249, Jalan Tun Razak,
50400 Kuala Lumpur
Tel : 03-2141 3666

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IBRACO CORPORATE OFFICE

Exquisite. Dignified. Airy. The articulation of the architectural mastery of the Ibraco Corporate Office. Distinguished office suites. Cozy work stations. Spacious and vibrant sales gallery. Chill-out visitors lounge. Functional event floor. Fully-equipped gym. Ecologically-friendly linear garden.



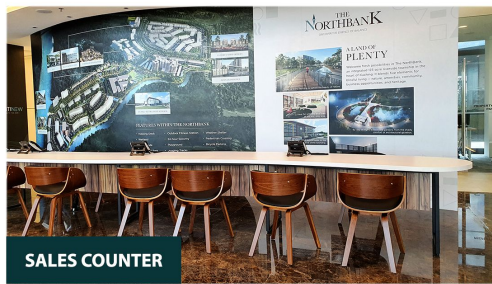
CAFE LOUNGE



LED & MODEL DISPLAY



SEATING AREA



SALES COUNTER

LIVE GREEN SAVE GREEN

What is a Green Building?

Ibraco's green building is an environmentally sustainable building that in its design, construction and operation, reduces the overall impact of the built environment on its surroundings. We focus on improving the efficiency of the use of resources (such as energy, water and materials) while reducing the impact on human health and the environment throughout its lifecycle. This can be achieved through better siting, design, construction, operation, maintenance and removal.

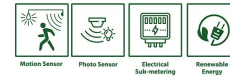
Why Green Building?

- By design, we save energy and resources, reduce waste and minimise emissions of toxic substances.
- We use resources efficiently, have significant operational savings and increase workplace productivity.
 - We are in harmony with the local climate and surrounding environment.
 - We improve our quality of life whilst sustaining the capacity of the ecosystem at local and global levels.
 - We show that a company or organisation is well run, responsible and committed to the future.



ENERGY EFFICIENCY (EE)

Improve energy consumption by optimising building orientation, minimising solar heat gain through the building envelope, harvesting natural lighting, adopting the best practices in building services including use of renewable energy, and ensuring proper energy, and ensuring proper testing, commissioning and sustainable regular maintenance.



SUSTAINABLE SITE PLANNING & MANAGEMENT (SM)

Selecting appropriate sites with planned access to public transportation, community services, open spaces and landscaping. Avoiding and conserving environmentally sensitive areas through the development of existing sites and brownfields. Implementing proper construction management storm water management and reducing the strain on existing infrastructure capacity.



INDOOR ENVIRONMENTAL QUALITY (EQ)

Achieve good indoor environmental performance in indoor air quality, acoustic, visual and thermal comfort. These will involve the use of low volatile organic compound materials, application of quality air filtration, proper control of air temperature, movement and humidity.



MATERIALS & RESOURCES (MR)

Promote the use of environmental friendly materials sourced from sustainable sources and recycling. Implement proper construction and waste management with storage, collection and re-use of recyclables and construction formwork and waste.



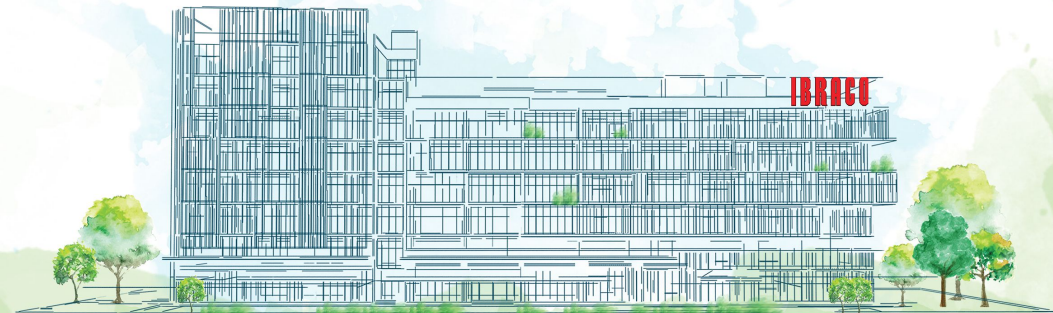
WATER EFFICIENCY (WE)

Rainwater harvesting, water recycling and water-efficient fittings.



INNOVATION (IN)

Innovative design and initiatives that meet the objectives of the GBI.



PROJECT DIRECTORY

KUCHING



3-STOREY SHOP OFFICE @ THE NORTHBANK

Price : From RM1,625,000
Type : Shop Office
Size : 3,870 ft² - 8,704 ft²

AVONA RESIDENCE @ THE NORTHBANK

Price : From RM295,900
Type : Serviced Apartment
Size : 538 ft² - 1388 ft²

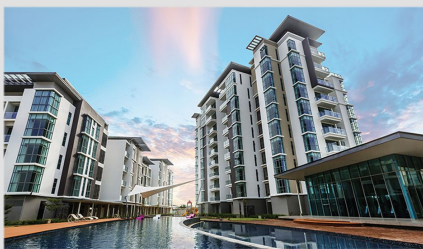


ALYVIA RESIDENCE @ THE NORTHBANK

Price : From RM625,000
Type : Townhouse
Size : 1254 ft² - 1875 ft²

STUTONG HEIGHTS APARTMENT 3 @ LORONG 24 STAMPIN BARU

Price : From RM306,000
Type : Apartment
Size : 861 ft² - 1,108 ft²



THE PARK RESIDENCE @ TABUAN TRANQUILITY

Price : From RM488,000
Type : Condominium
Size : 1,015 ft² - 6,796 ft²

KUCHING

TT3 PLAZA @ TABUAN TRANQUILITY

Price : From RM1,199,000
Type : Shop Office
Size : From 3,110 ft² (Intermediate)
: From 3,599 ft² (Corner)



TT3 SOHO COMMERCIAL @ TABUAN TRANQUILITY

Price : From RM70,600
Type : Retail
Size : 86.08 ft² - 384.67 ft²

BINTULU

HIVE COMMERCIAL @ JALAN TUN AHMAD ZAIDI

Price : From RM212,000
Type : Retail
Size : 351 ft² - 1,040 ft²



TOWN SQUARE BINTULU @ JALAN TUN AHMAD ZAIDI

Price : From RM1,298,500
Type : Shop Office
Size : From 3,583.1 ft² (Intermediate)
: From 4,616 ft² (Corner)



KUALA LUMPUR

CONTINEW @ JALAN TUN RAZAK

Price : From RM501,660
Type : Serviced Apartment
Size : 553 ft² - 1,204 ft²



THE NORTHBANK

DISCOVER THE ESSENCE OF BALANCE



THE ZEST OF NATURE

The NorthBank is Ibraco's *arte de vivre!* It is the embodiment of the *Art of Living!* And it shall be the prelude to the modernisation of Kuching, in today's era of the young and the vibrant.

Taking into account today's classification of township as holistic master-planned developments with parks, water features, landscaped streets, open community spaces for health and leisure activities, interspersed with recreational facilities, The NorthBank takes care to feature all these place-making elements into its up-and-coming township.

Ensuring the needs of the modern family is cared for, The NorthBank guardedly plans its township to distinguish its business zone from its residential precinct, and to facilitate both locales with amenities that maximise the value of the areas.

The zest of nature takes pride at The NorthBank.

The modern *Art of Living* requires the profound construction of a township that merges the elements of nature and built environments. The quintessential means of work-life balance is artfully integrated to provide residents with a sustainable and joyful living.



ENJOY NATURE AT YOUR DOORSTEP



At The NorthBank, nestled amidst the comforting embrace of lush greenery are parks, lakes, jogging and cycling tracks, a public square, wetland park, ample open space with lush tropical greens for all healthy activities and a riverside boardwalk to add to the aura of exclusive living.

LIFE IN ELEGANT PROPORTION





As the 2nd chapter of The Northbank's emerging business hot spot, this new NorthBank commercial zone is the vibrant playground and workspace of the futuristic-minded, a destination for the young and the vibrant.

Integrating practicality and leisure revolution, the new business chapter sets the benchmark for the ideal investment property for entrepreneurs.

SHOP



THE WARMTH OF
VIBRANCY



The NorthBank Business Exchange (NBX) masterplan embraces a landscape of the future to embark on a journey of integrative grandeur. It cradles a harmonisation of the work-life existence with self-indulging retail therapies, cherished moments with loved ones at the diners, bars, or the drive-thrus, therapeutic sessions at the established medical or wellness centres, or relishing the moments at the activities held at the open space areas.


It is the heartbeat of the future, a destination for the young and the vibrant.

EAT





ALYVIA
RESIDENCE
AT THE NORTHBANK, KUCHING

Alyvia provides a Solace of Nature. A new haven that brings you the best of urban living and nature's beauty.

**LIFE AMONG
VERDANT
GREEN
LANDSCAPES**



The linear park featuring a jogging pathway along the townhouse provides the centrepiece to the residence.

A viewing deck along the riverbank path by the Sungai Kuap provide the perfect ambiance for a quiet, nature appreciation walk by the river, or the intimacy of a special bonding moment.



BUILDING LIVES WHERE NATURE THRIVES

Alyvia illustrates the definition of shared urban community living – residing with close links to one another, and yet maintaining and protecting the privacy of each other.

Position next to the serene calmness of Sungai Kuap, residents are enriched with options of units set against a variety of natural backdrops, and each unit enriched with a private courtyard and outdoor decking or balcony, as well as a FREE 5 years membership at The NorthBank Clubhouse, a community meeting point for The NorthBank savvy urbanites.



**BREATHTAKING
RIVER VIEW**
@ ALYVIA RESIDENCE



*ARTIST'S IMPRESSION ONLY



Avona caters to the modernistic pursuits of its savvy residents – from the modern multi-purpose multimedia room, to the fittingly-equipped games room...

... the revitalising gym and fitness room, the sprawling 50m swimming pool, a practical function hall with prep kitchen for chefs-in-the-making, a tennis court, and other specially catered indoor and outdoor activities.



RELAXING SPOTS



Quiet spots, green pockets and lush entrances provide Avona residents with an aura of leisure living – luring nature lovers with the therapeutic Rooftop Garden with Reflexology Path.

OUTDOOR ADVENTURES @ AVONA RESIDENCE





i-NEIGHBOUR SMART COMMUNITY SYSTEM

Championing the future trend of administering, monitoring, and facilitating essential activities at the tip of one's fingers, and via IOT (Internet Of Things), Ibraco has initiated certain value-added features to a selection of its gated and guarded properties, namely The Park Residence, TT3 SOHO, and residences at The NorthBank.

The i-Neighbour is a one touch, convenient and fully integrated small community ecosystem that incorporate features for all parties in a residential community. Assimilating essential management and operating aspects for the Residents, Property Management, Security and the Housing Developer, the i-Neighbour plays a vital role in providing user-friendly platform, in both PC and Mobile App, for Android and iOS devices, to ease the process for conducting the various tasks. Using the cloud-based residential and visitor management system, it is also a secure and professional system that does not sacrifice the security of any individual's personal information.

Some of the i-Neighbour features currently in use, for the benefits and convenience of the residents, are as follows :

- ✓ **Announcements -**
Easy and convenient access to important announcements from Property Management to Residents
- ✓ **E-Documents -**
Easy access to documents essential for residents' knowledge
- ✓ **E-Forms -**
Easy submission of application forms for various tasks (Eg. Renovation work application, customer service feedback form, function application form, access card application)
- ✓ **Discussion -**
A discussion platform to all issues pertaining to the property
- ✓ **Facility Booking -**
Convenient platform to book facilities
- ✓ **E-Billing -**
A platform for residents to view any outstanding payments



MY ACCOUNT

- Resident QR Code
- Multiple Unit Management
- Tenant Management
- My Calendar
- Favourite Contacts
- Visitors
- My Visit

MANAGEMENT

- Feedback/ Inquiry
- E-forms
- Events
- E-Polling
- Discussion

BILLING INFO

- E-Billing
- Account Statements

E-INFO

- Announcement
- E-Documents
- Contacts

EMERGENCY

- Panic Button
- Emergency Contacts
- History

NEIGHBOURHOOD

- Profile
- Committees
- Security