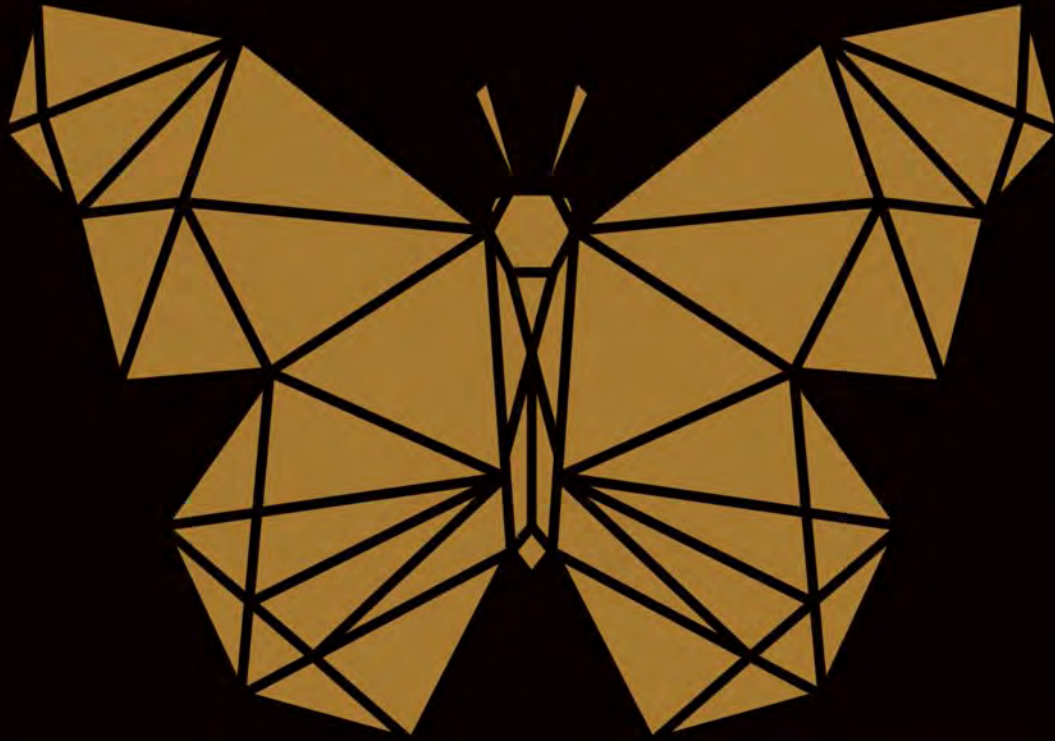




FIABCI-MALAYSIA
International Real Estate Federation

MALAYSIA PROPERTY AWARD™ 2018

To Recognise Excellence In Real Estate Development



Maybank

The icon for well-managed industrial parks



Outdoor gym facilities at the Recreational Park allow one to work out.



i-Park@Indahpura is a model of clean and green industry.

A SHINING example of sustainability, functionality and evergreen usability, i-Park@Indahpura in Iskandar Malaysia, Johor, is a world-class industrial development designed with today and tomorrow in mind.

The region's first holistically managed industrial park, it spans 190 acres of freehold land within Iskandar Flagship E and boasts top-notch infrastructure, visionary master planning, as well as a clean and green concept with integrated park amenities.

It was crafted by AME Development – a company that has earned great repute not only for delivering products on time or ahead of schedule, but also for its ability to plan, design and construct industrial premises under urgent timeframes.

To date, Phases 1 and 2 of i-Park@Indahpura are fully sold and leased out.

Over 85% of operators are multi-national corporations from countries like the United States of America, Japan, United Kingdom, Germany, Denmark, Switzerland, Netherland and Australia, setting up bases here.

This has created numerous job opportunities for locals from the surrounding matured townships within the larger Kulai district, and as a result, helped improve the local economy significantly.

With so much going for it, i-Park@Indahpura is indeed a worthy winner of the FIABCI Malaysia Property Awards 2018's Industrial category.

AME Development managing director Kelvin Lee said, "We're deeply honoured that our unique concept and project development was recognised by the award esteemed panel of judges."

"Credit goes to the team behind all of it, including our project consultants, contractors, and management team who have worked tirelessly in realising the project and now ensuring its upkeep."

Great location

Strategic links to major highways like the North-South Expressway, Senai-Desaru Expressway and Second Link Expressway put both Johor's Senai International Airport and Singapore's renowned Changi Airport within easy reach.

These highways also connect to several major seaports such as the Port of Tanjung Pelepas, Johor Port, and Tanjung Langsat Port in Johor, as well as Jurong Port across the causeway in Singapore.

The logistical convenience afforded by these gateways to the world is

a boon to the many industrial players who have made i-Park@Indahpura their base of operations.

Integrated and sustainable

Created as a one-stop industrial park, the development is built to international standards and stands out with its clean and green, integrated and managed concept blessed with excellent amenities.

High-speed fibre-optic broadband, as well as power, water and natural gas utilities are catered for operators in the fully gated and guarded enclave that utilises top-notch equipment for 24-hour CCTV surveillance and security control.

The master planning and buildings of i-Park are designed according to the criteria of the Green building concept to ensure maximum efficiency and sustainability, in line with Malaysia's aims of creating a low carbon society.

Besides that, i-Park has a dedicated in-house maintenance team to keep the surroundings of i-Park clean, tidy and properly maintained to ensure that the industrial park common area is maintained at the top condition.

Functional and flexible

i-Park@Indahpura's standard semi-detached and detached industrial factory lots range in size from 11,800sq ft up to 150,000sq ft.

On top of these, customised building designs and larger land plots are also available for clients with specific requirements on building specifications, through AME's one-stop tailor-made services.

With top-tier expertise in building design and project implementation, as well as good understanding of clients' varying requirements and expectations, AME is well-placed to provide solutions for every step of the way from conceptualising to construction, right up to the management and post construction maintenance of premises.

Clients have the flexibility and option to purchase or to rent, with all financial, technical and operational needs well-considered by AME's highly-committed, in-house team.

The company has an excellent track record of timely delivery of premises that ensure clients' businesses proceed according to projections and schedules.

This has been repeated often enough that numerous multi-national concerns have requested for and received their premises in mere months.

All these have taken the notion of an industrial park development to



The grand entrance to i-Park@Indahpura in Iskandar Malaysia, Johor.

the next level, making i-Park@Indahpura a highly welcoming and conducive workplace for local businesses and international multi-national corporations alike in Iskandar Malaysia.

Excellent amenities

Equally noteworthy is the Recreational Park that AME has created to give workers here an avenue for leisure and relaxation, to foster a healthy work-life balance.

Built around a beautified retention pond is a jogging track and workout area with outdoor exercise equipment. There is also football field, benches, and Obike community bicycle-sharing facility.

The pond is not only beautifully surrounded by greenery, but also teems with life. A healthy livestock of tilapia, sultan fish, ikan sepat, tiger fish and even guppies, will ensure its waters remain naturally clean and biologically alive.

A Worker's Dormitory is located within walking distance to the workplace to reduce transportation costs.

It feature plenty of facilities for the convenience of inhabitants, such as automatic laundry, grocery shops, clinic, mineral water refilling station, canteen, bicycle shop, mobile store and more.

These comfortable and hassle-free accommodations cater to the welfare of workers, which will in turn boost productivity and indirectly enhance business growth for operators.

Health and safety is well accounted for at these dormitories, which has covered pedestrian walkways providing shade from the rain and sun, round-the-clock CCTV surveillance, hourly guard patrol, monthly mosquito fogging, and even a quarantine zone to prevent the spreading of contagious diseases.

Glowing testimonies

i-Park@Indahpura's operators encompass various industries, such as precision engineering, pharmaceutical manufacturing, assemblies, plastic injection moulding, packaging, trading, warehouse and storage, electronics and electrical-related manufacturing, and research and development, to name a few.

Several pointed to flexibility as the main reason for them relocating here, with one saying, "It offers several options to design, build and lease or to sell. This gave us the flexibility we needed."

Another highlighted, "The spacious and column-free production area gave us the ability to structure our production in such a way that if there's any need for change in the future, we have that flexibility."

Yet another shared, "From the day the deal was sealed, units were finished in eight months with Certificate of Compliance & Completion. It speaks volumes of AME's track record of fast speed delivery."

Also positive was one who noted, "We saw the development of the dormitories that we are currently using and will continue to expand.

That's a great benefit for our employees. We are very happy to be here."

Industrial benchmark

i-Park@Indahpura aims to be a benchmark for future industrial estates today. It is well-poised to become the most sustainable and well-managed industrial park in the region, as well as a role model of how future industrial estates should be developed.

But it is not alone. Since 2011, AME has also successfully developed i-Park@SILC in Iskandar Puteri, while the latest i-Park — i-Park@Senai Airport City with a vision of 'Industrial Resort, Infinite Possibilities', has further elevated the concept of industrial parks in Malaysia.

Fusing a resort lifestyle-like concept with an industry, it is aimed at giving workers a healthy work-life balance.

Opportunities to de-stress, relax and re-energise after an extended busy schedule abound, as i-Park@Senai Airport City will have a soothing sanctuary amid natural surroundings.

Facilities include a gymnasium, swimming pool, health studio, outdoor sport courts, jogging track, cycling lanes and versatile offices.

For more on this, visit www.ipark.com.my. Otherwise, drop by i-Park@Senai Airport City Sales Gallery at No.1 Jalan I-Park SAC 1, Taman Perindustrian I-Park SAC, 81400 Senai, Johor, or call 07-59599999.