



The environmentally-friendly clubhouse at Pinggiran Bayou Village Homes in the Leisure Farm Resort.

Mulpha Land wins another Fiabci award

It is for its Leisure Farm Resort

MULPHA Land Bhd has bagged another Fiabci award for its Leisure Farm Resort.

This time, it won the Fiabci Malaysia Property Award 2007 in the best residential development (low rise) category for its lovely Pinggiran Bayou Village Homes, an exclusive enclave of 122 courtyard homes in a secure and double-gated and guarded community.

The low-density series of courtyard homes lines a linear waterway and fronts the expansive Canal Park.

One has to visit the place to truly appreciate the amount of effort Mulpha Land has put in.

The freehold, 1,765-acre Leisure Farm Resort in Gelang Patah, Johor, has bagged numerous accolades such as the Fiabci Malaysia Property Award for Best Masterplan 2005, Fiabci Prix d'Excellence 2006, and PAM Architecture Steel Award.

Pinggiran Bayou homes are not only attractive but they were designed to reflect its philosophy of creating a healthy balance of mind, body and soul. One can see the effort to protect, preserve, recycle and conserve as much of its natural surroundings as possible.

For example, these clustered homes (following the successful launch of the Garden Court cluster homes) feature wide spaces and private garden.

They are carefully sculptured with a series of interior and exterior green spaces that retain much of the land's natural contour and maximises natural lighting and ventilation. The building design is one of the winners of the PAM Architectural Award 2003-Johor Chapter.

Mulpha International Bhd general manager (property division) Ronn Yong said: "We're very honoured to win this award. It is a result of great teamwork and our efforts to build a product that is a market leader.

"We are constantly setting new benchmarks as a long-term commitment to our purchasers."

Yong said the concept took into consideration the need to conserve and recycle rainwater, the provision of shades and a children-friendly and handicapped-friendly environment.

"As such, we have provided ramps in public areas where one can push a trolley or wheelchair. There are also parking bays for the handicapped," he said, adding that the internal streets had low curbs.

For example, the roof of the clubhouse does not have gutters but rainwater falls into a pond and all surface water runs off into the canal. Some of the water is recycled for watering the

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gardens.

Rain is collected and recycled in ponds and weir canals that also form pocket parks and eco-friendly recreational spaces. "The idea is adapted from the Four Seasons Resort Bali at Sayan," said Yong.

Features of the Pinggiran Bayou Village Homes include double-volume ceilings for the living area, natural lighting, cross ventilation, private sanctuary, roof deck garden, floor-to-ceiling windows, private courtyard, open plan kitchen, formal dining area, forecourt garden, two covered parking bays, 26ft-wide frontage (Type A), private enclosed yard, alarm system and split level living and dining rooms.

In its effort to live up to its tagline *Redefining Community Living*, the developer has also designed meandering textured streets and landscaped corridors. It even built a canal link bridge.

There is a small but cute clubhouse with Spanish step garden, steam pool and a reflective roof pond, garden maze, amphitheatre, water features and children-friendly pool.

About 70% of the 122 completed units (with certificates of fitness) have been sold. A two-room unit with 1,900-sq-ft built up is priced from RM522,000. A three-room 1,600-sq-ft unit is priced around RM500,000 (sold out) while a four-room unit with 2,300-sq-ft built-up area is priced from RM570,000.

Yong said 15 new show bungalows would be built along the canal. They would have land size of 20,000 to 30,000 sq ft with built-up areas from 7,000 sq ft. Prices are from RM4mil to RM5mil each.

There are plans to revamp the completed Golf View zero lot bungalows. As for the sale of bungalow lots, there are still left about 100 Phase 1 lots (an acre each) and 80 lots of the Phase 2 bungalow land. Prices have risen from RM18 per sq ft to between RM35 and RM60 per sq ft.

Meanwhile, 10 of the 11 big show villas in the resort, including the majestic Colonnade, have been sold.

For this writer, it has been an unforgettable experience staying in several of these mansions over the past eight years or so, and Leisure Farm is truly a gem of a resort that is waiting to be discovered.