

# The definitive locality for all

## Riding high on a second wave

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As things picked up steadily over the last two years, the key stakeholders are anticipating the second wave of development for Cyberjaya, specifically the 7,000-acre Cyberjaya Flagship Zone (CFZ).

Boasting world-class infrastructure; state-of-the-art amenities; distinguished educational facilities; a wide range of prestigious-to-affordable smart homes; 2.7 million sq ft of office space being utilised by corporate giants such as Shell, Ericsson, Nokia, HSBC, DHL and BMW; Cyberjaya will be a thriving commercial, residential and industrial township.

This optimism is fueled by some key facts, including:

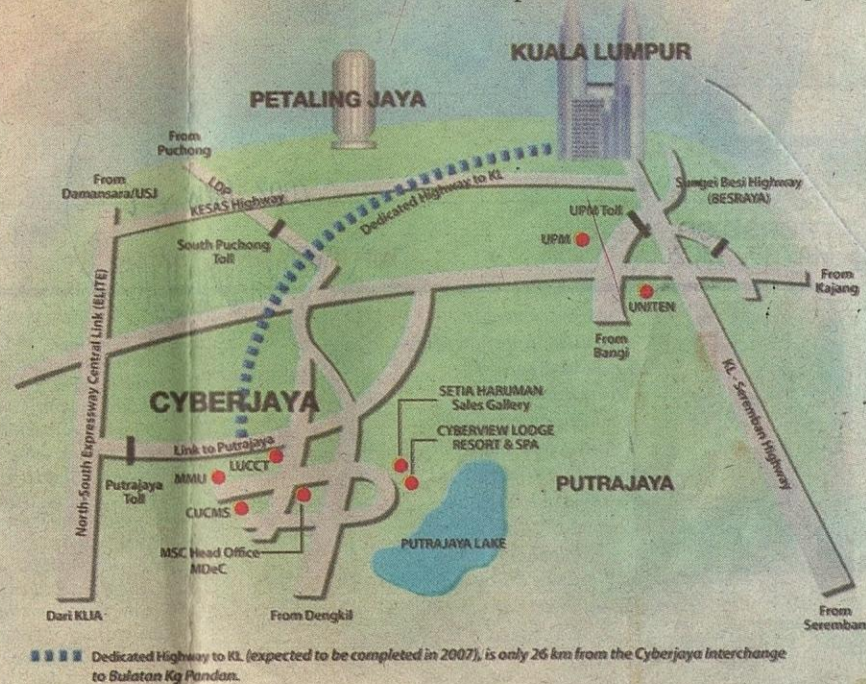
- Higher interest levels in property in Cyberjaya as shown over the past nine months
- The Government's efforts to boost foreign direct investment (FDI) in the property sector
- The Federal Government's expressed support in terms of the provision of enterprise buildings, amenities, 24-hour transportation system, soft infrastructure

and city-wide maintenance through Cyberview Sdn Bhd

- Land price under the Enterprise category has escalated to RM60 p.s.f. compared to RM40 p.s.f. three years ago
- In the past year, occupancy rate for office space in Cyberjaya has increased from about 90% to above 95%

Service Outsourcing (SSO) and Support Services, efforts are being made to raise the skill level of jobs particularly in Creative Multimedia and Software Development.

Besides focusing on attracting multinational companies (MNCs) to bring their operations to Malaysia, Cyberview Sdn Bhd is also trying to help local Small Medium Enterprises (SMEs)



such as Cyber Heights Villa and Cyberia. All in all, about 2,500 housing units have been completed.

Some of the residential developments that are under construction or will be delivered by sub-developers are Cyberia Crescent and The Domain @ Neo Cyber.

## Soft Infrastructure

The Prime Minister Dato' Seri Abdullah Ahmad Badawi, in his 2007 Budget Speech, had assured that supporting infrastructure and social amenities such as affordable homes, clinics, international schools and recreational facilities will be provided to enhance the quality of life in Cyberjaya.

Cyberview Sdn Bhd, the Government-linked company that has been given the mandate to spearhead the development of Cyberjaya and to provide enterprise buildings, amenities, 24-hour transportation system, city-wide maintenance and soft infrastructure, is working hard to make the city a desirable place to live, work, study and play in. In the pipeline are the construction of about 660 units of affordable homes (below RM150,000); international schools and universities; physical facilities for the Knowledge Workers Development Institute, office

have been planned and will be developed in the next few years.

Besides that, the existing infrastructure listed below, attest to the fact that Cyberjaya has what it takes to attract more investors, students and residents.

\* *Close-circuit television (CCTV) at traffic lights and bus stops to deter crime*

\* *Dedicated transport system (DTS) using RapidKL buses to ferry workers between Cyberjaya and various pick-up points, such as KL Sentral, Bukit Jalil, Puchong, Melawati, Ampang Point, Kajang, UKM Bangi, Putrajaya, Nilai, Dengkil, Shah Alam, Kepong and 1 Utama*

\* *Dedicated Cyberjaya Township Security Patrol Vehicles with 24-hour patrols*

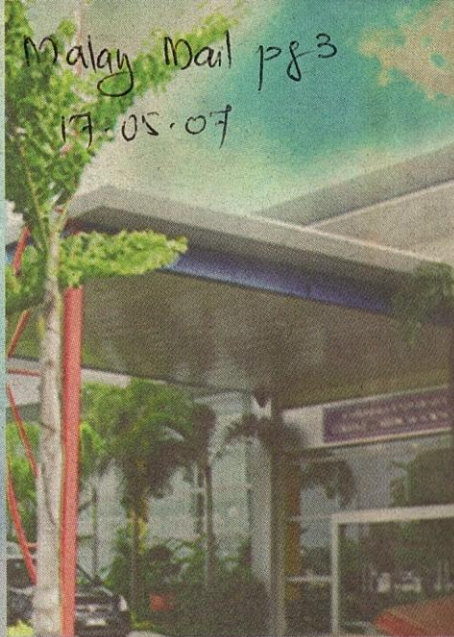
\* *Transportation terminal for buses and taxis*

\* *Sports facilities including indoor futsal court, basketball court, tennis court, football field, go-kart circuit and a driving range*

\* *Community Clubhouse*

\* *Cyberview Lodge Resort and Spa*

\* *Three renowned universities namely, Multimedia University, Limkokwing University College of Creative Technology and the*



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## Population Increase By 2010

	Existing	By 2010	Nett Increase	Development of office space and universities	
Workers	16,600	28,100	11,500	Large new MNCs	3,000
				Expansion of existing MNCs	2,000
				5 large local companies with 300 jobs each	1,500
				Other companies	5,000
					11,500
Students	15,300	25,300	10,500	Expansion of existing 3 universities	6,000
				Additional 1 university	4,500
					10,500
Residents	10,000	21,000	11,000	Provision of additional 3,500 homes and 70 shops, etc.	



Another strong encouragement is the development of the MKN Embassy Tech Zone - a 60/40 joint venture between Emkay Group and the Embassy Group of India, the largest owner of office space in Bangalore. The office complex development, when completed, will provide another two million sq ft of office space; the Embassy Group, with its impressive client base that includes global heavyweights like Yahoo, ANZ Bank, LG and Microsoft, will actively be bringing in the tenants.

While Cyberjaya is already strong in two clusters of IT activities, namely Shared

or *technopreneurs* to develop and grow their businesses. The SME 1 Building (235,000 sq ft of office space) is fully occupied by about 100 SME companies. Cyberview Sdn Bhd is completing the SME 2 Building that will provide 161,000 sq ft of office space.

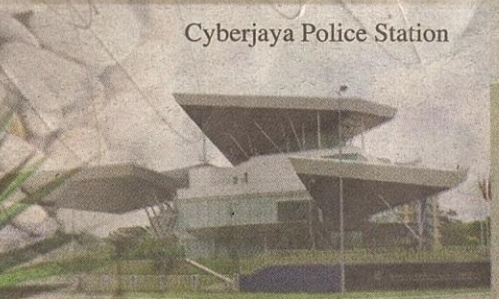
### Living in elegant tranquility

As the Master Developer of Cyberjaya, Setia Haruman has constructed numerous smart home projects, which include exclusive bungalow lots @ Perdana Lakeview East, elegant garden homes @ The Serenity and resort condominiums @ D'Melor. There are also other housing projects by sub-developers

Sekolah Seri Puteri



Cyberjaya Police Station



development institute, office buildings; wellness centre; enhanced levels of security, free parking lots and other basic facilities and amenities.

One crucial development is the Cyberjaya-Putrajaya-KL dedicated highway, which is expected to be completed in December 2007. With a distance of only 26km from KL and slashing the travel time between KL and Cyberjaya to only 20 minutes, living in this intelligent city will certainly be a viable option.

A shopping mall incorporating a Cineplex, hotel and hypermarket as well as a specialist medical centre

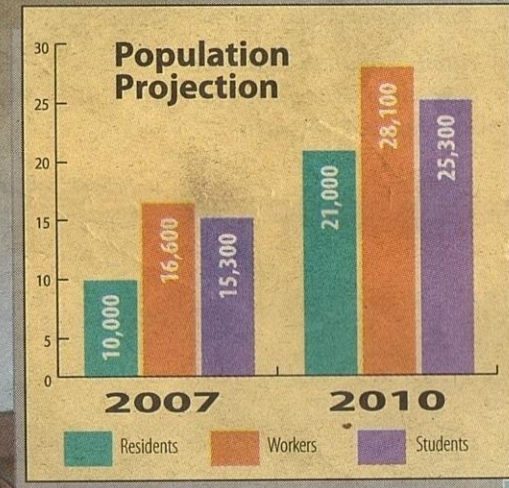
*of Creative Technology and the Cyberjaya University College of Medical Science*

*\* Smart primary and secondary schools and an all-girl boarding school*

*\* State-of-the-art police station and fire station*

*\* Street Mall - an award-winning boutique mall and numerous retail outlets, restaurants and cafes*

*\* Lush and soothing greenery at Cyberjaya Lake Gardens*



D'Melor Condominium

