

Brickfields Marshalling Yard (1997)

Unfolding A Vision



Kuala Lumpur Sentral (2004)

A visionary project under the leadership of the then Prime Minister of Malaysia - Y.A. Bhg. Tun Dr. Mahathir Mohamad - Kuala Lumpur Sentral has developed into a prime integrated development with unparalleled connectivity, where Malaysians and citizens of the world live, work and play.

The initial plan to create an efficient state-of-the-art transportation hub, Stesen Sentral, was to provide convenient access around the city, the country and to KLIA, besides facilitating the country's economic development. Designed by the renowned architect Dr. Kisho Kurokawa, designer of the Kuala Lumpur International Airport (KLIA), the development features, among others, luxurious condominiums, corporate office towers and business suites, international hotels, a shopping mall, and an international convention and entertainment centre.

Scheduled for total completion in 2012, Kuala Lumpur Sentral is evolving into a prime, 72-acre freehold commercial and residential environment built around a world-class transportation hub.

Redefining Kuala Lumpur's landscape and making Kuala Lumpur Sentral the new gateway of the nation, this is the epitome of a leader's vision. Thank you Y.A. Bhg. Tun Dr. Mahathir Mohamad.

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FIABCI-Malaysia Winner for Specialised
& Public Sector Category (2002)
Finalist for FIABCI International
Prix d'Excellence (2003)

KUALA LUMPUR
SENTRAL MRCB



Special Award for Nation Building: Tun Dr Mahathir Mohamad

Eagle-eyed vision

Even though he is out of the international spotlight now, praises of him continue to echo from the many physical structures he inspired and oversaw

■ By Yvonne Yoong

Our still young nation has had the privilege of being groomed by one of the most astute visionaries to have ever stepped on the leadership platform, navigating Malaysia to her present stature and significance.

Former Prime Minister Tun Dr Mahathir Mohamad has after all, propelled Malaysia into the international limelight; making her a star in her own right. It was also his remarkable leadership that made the nation's presence felt in the international arena. None the least of which has been evident in the rapid development of the competitive property sector.

And, for that we must salute him.

Recognising his immense contributions to the physical development of Malaysia during his 22-year stewardship, the Malaysian Chapter of the International Real Estate Federation (Fiabci) has

seen it appropriate to bestow upon him a special award - Fiabci Malaysia's Special Award for Nation Building.

This is just one of the many tributes to the man who has steered the course of this country to such great heights that the level of abundance experienced today is an everyday reality that, more often than not, is taken for granted.

Known for his thought provoking speeches and the resounding slogan of *Malaysia Boleh*, countless inspiring achievements and many of the country's firsts have sprung up, testimony to Dr Mahathir's ability to motivate the people with his vision of a better Malaysia.

In the property sector, Dr Mahathir literally went where angels feared to tread. He urged local developers to reconsider their vocation as a powerful tool, capable of representing the vision of the

country in physical manifestations of architectural works of aesthetic quality, equipped at the same time with top-notch technology. The aim was products that even advanced nations would pause to admire with wide-eyed wonder.

To achieve this, transportation had to be improved, highways, ports and airports built and telecommunications towers, provided. They all had to exceed existing standards already laid out at that time.

This set the stage for excellence, propelling Malaysia nearer to her goal of being a developed nation.

Indeed, the property development sector was one area that captured Dr Mahathir's attention and sparked his imagination.

Inspired, he soared above existing policies, implementing even more stringent requirements to guidelines that were already in force.

And, it is out of this furnace of tough standards that some of the

nation's most outstanding developments were born, heralding the likes of world-class achievements right on our very own shores.

The prestigious Petronas Twin Towers, signifying the dawning of a new era for Asian architecture, Star Hill Centre, the Sunway Lagoon Resort Hotel and the Sunway Pyramid shopping centre all bask in the glow of international recognition.

Worldwide limelight was also accorded to the residential address of Sime UEP Properties Bhd's UEP Subang Jaya (better known as USJ) and even The Datai on the north-western tip of Langkawi, to name a few.

Fiabci's immediate past president, Kumar Tharmalingam, recalled the tremendous impact the Petronas Twin Towers made on the international stage when it was unveiled, catapulting Malaysia into worldwide attention and giving her well-deserved recognition.

And for that, he applauds Dr Mahathir.

"Building the Twin Towers was not just a stroke of genius in placing Malaysia on the map of global recognition in construction; it also signified the new transfer of high-rise technology. The genius was that other countries were only building single towers and so to date, irrespective of new towers being built in Taiwan and China that are taller, the Petronas Twin Towers is still the tallest pair of towers in the world," he observed.

In fact, thanks to the impeccable structural standards of the Twin Towers, the benchmark of building quality and maintenance

for every other highrise property in the country now refers to it.

Dr Mahathir's leadership acumen, propelled by a compelling dream to better the best, also stirred developers to shine in their respective project undertakings.

It is hardly surprising to note that a list of outstanding Malaysian Fiabci winners, equipped with visionary insight, astounded an international audience.

Tharmalingam observed that under the former Prime Minister's leadership, there has been a marked difference in the kind of property development taking place after the 80s, which was then largely fragmented pockets of development in urban areas.

With the creation of highway infrastructure such as the North-South Highway, new areas opened up, assisting in the acceleration of property development.

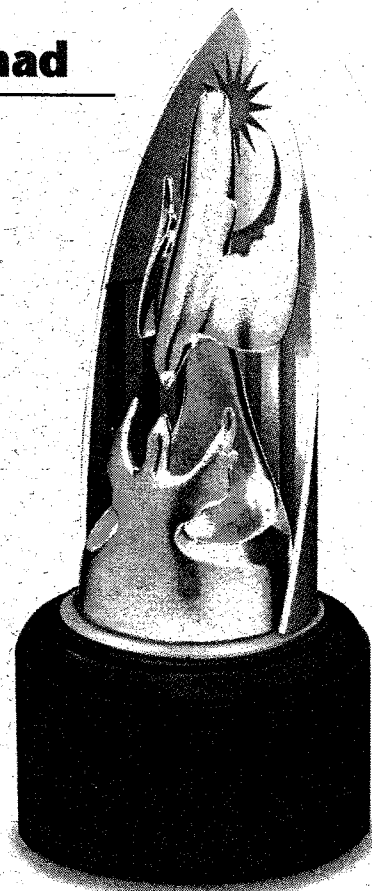
Indirectly, Proton and Perodua also benefited from this, being the "biggest beneficiaries of the new highways", as seen from the significant increase of car sales.

Never one to bow to the dictates of convention, Dr Mahathir adopted the "Look East" policy, adopting Japan as a model for Malaysia, rather than traditional Western countries such as the United Kingdom and the United States of America.

In line with his vision to upgrade and facilitate greater improvements for the benefit of the development sector, the privatisation of utilities such as toll highways and the national car, corporatisation of the National Electricity Board, the Telecommunications Department and State Water departments were also carried out to reduce bureaucratic processes.

The establishment of "Malaysian Incorporated" for the smooth implementation of projects between the public and the private sector was also seen as a

Under his leadership, there has been a marked difference in the kind of property development taking place after the 80s, imbued with a high level of sophistication
- Tharmalingam



fundamental component in meeting the challenges of this sector.

Finally, the privatisation of ports and airports to help fast-track tourism and the import-export market also worked wonders; speeding up the already escalating growth taking place in the robust development sector.

Another strategic move on Dr Mahathir's part was the ingenious action of utilising and mobilising the private sector, which was identified as "a faster engine of economic growth than the public sector".

He encouraged entrepreneurs, companies and individuals from the private sector to take on areas which were not deemed commercially viable or attractive by giving fast track approvals, which literally pushed Malaysia towards developed nation status.

In fact, the last 22 years have recorded a trend. All non-property related projects of Dr Mahathir, be it the Multimedia Super Corridor, the launching of Measat Satellites 1 and 2, the Malaysian car and the privatisation of independent power producers or the petroleum industry, all fed the property industry with profits, besides investments from earnings off the stock exchange.

After all, in a democracy, the ultimate worth of a nation's wealth is the value placed on its real estate. Hence, the healthy combination of economic growth, freedom of purchase, transparency of imports and exports, safety in business operations and the lack of major outside foreign interference in its affairs served to add points in Dr Mahathir's favour.



Man of vision:

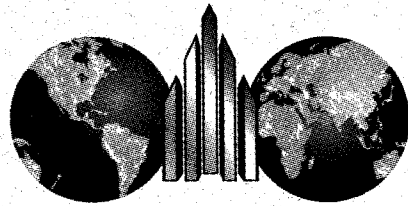
Much of the country's property developments are the result of Dr Mahathir's genius and his push for excellence in standards.

HEARTIEST CONGRATULATIONS

To

YANG AMAT BERBAHAGIA TUN DR. MAHATHIR BIN MOHAMAD

FIABCI AWARD OF DISTINCTION FOR NATION BUILDING



FIABCI-MALAYSIA

It was in 1981 that one of the greatest development projects ever undertaken in the world began in this country.

It was the most complex, the most ambitious and the most successful, and it was to continue for over 22 years, with the benefits reaching far into the future. It elevated the profile of this small country into world class, changing the land as well as the mindset of those who dwelt within.

Malaysia was that ambitious project, and Tun Dr Mahathir bin Mohamad, the brilliant and charismatic architect who steered the nation from a primary commodities driven economy into a manufacturing hub for some of the world's leading products.

As Prime Minister from 1981 till 2003, Tun Dr Mahathir worked tirelessly, firing up all economic sectors to think with boldness, to achieve the impossible.

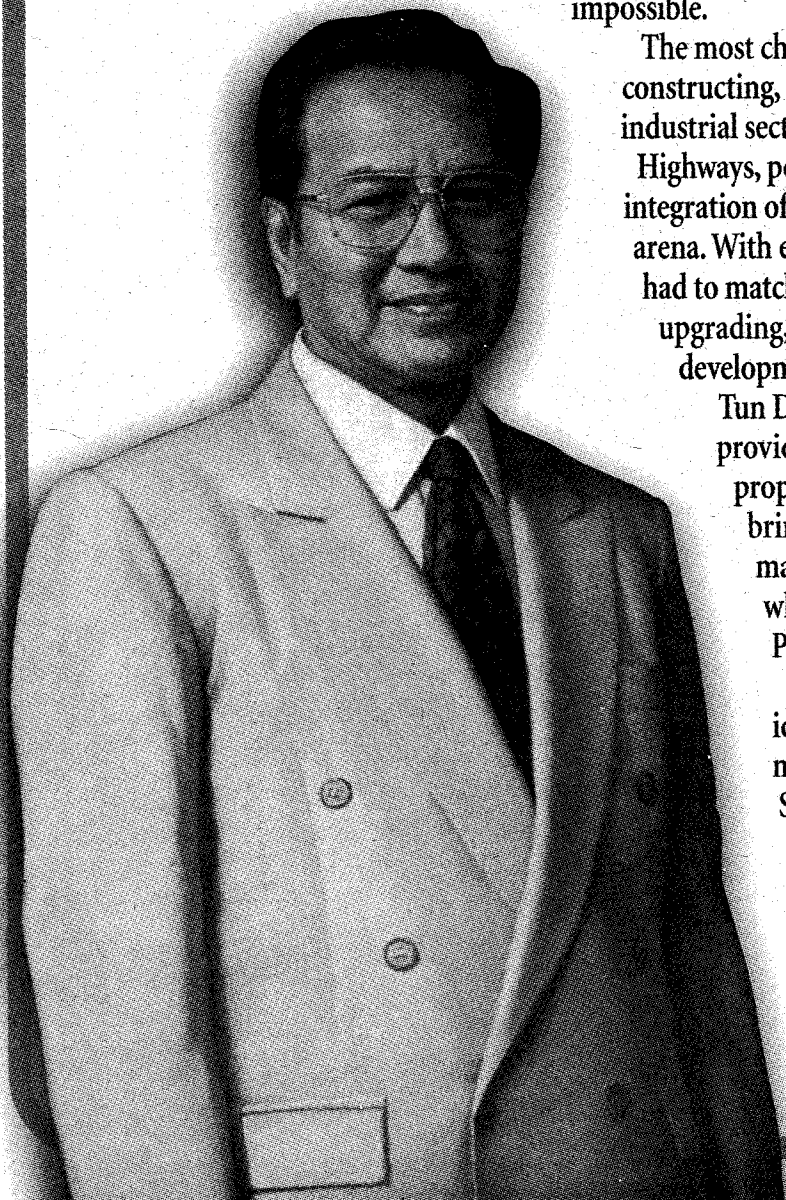
The most challenged was the property development sector, which bore the responsibility of constructing, expanding and deepening the framework of facilities upon which the commercial and industrial sectors built their progress and generated the nation's wealth.

Highways, ports, airports, telecommunications towers, power stations and dams provided the integration of facilities that helped raise Malaysia's competitiveness in the global arena. With every success and growth of the economy, it was the developers that had to match the growing sophistication of facilities and continue the upgrading, using new and improved technologies to speed up the development process.

Tun Dr Mahathir's personal involvement in many of these projects provided the inspiration, the drive and the motivation for the property sector to outdo itself in harnessing the knowledge and bringing about innovation. The projects that testify to this are many, the most distinctive being the Petronas Twin Towers, which till today stand as the tallest twin towers in the world. Putrajaya is another outstanding development.

Kuala Lumpur prospered under his guidance into a capital identified by Fortune magazine in 1997 as one of the top 10 most improved Asian cities, ahead of cities such as Sydney, Singapore and Hong Kong. The Garden City concept that he prescribed has kept much of the concrete out of the city, replaced by flower gardens wherever possible.

We salute Tun Dr Mahathir for his foresight, perseverance and his undying faith in his countrymen. We take great pride in bestowing upon him the title of Statesman and Nation Builder Extraordinaire.



Fiabci Award of Distinction for Nation Building



Citation for

Tun Dr Mahathir Mohamad

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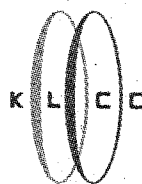


C O N G R A T U L A T I O N S

YAB TUN DR. MAHATHIR MOHAMAD

on receiving the
**FIABCI AWARD OF
DISTINCTION 2004
FOR NATION BUILDING**

From



KLCC PROPERTY HOLDINGS BERHAD

(641576-U)

