

Building bridges to homeownership

MTD Properties' progress in accessible housing solutions



About 90% of the serviced apartment in Taman Sutera has been sold with a limited number of units still available.

ENSURING that every Malaysian has the opportunity to own a home lies at the heart of MTD Properties' mission. As a dedicated property developer, MTD Properties is committed to providing affordable and accessible housing solutions that cater to the diverse needs of Malaysians across the nation.

With a focus on creating sustainable communities and fostering homeownership, MTD Properties strives to make the dream of owning a home a reality for all Malaysians, in support of the government's many housing initiatives over the years, said its chief operating officer Dr Nik Fauzan Datuk Nik Faizul.

The group has over 20 years of experience in developing integrated township developments encompassing residential and commercial sectors, boutique developments, educational hubs and more, both locally and internationally. This extensive experience has enabled MTD Properties to emerge as a formidable player, particularly in offering competitive housing options. This, in turn, has provided initial home buyers with the opportunity to capitalise on the

increased value of their properties over time.

"At MTD Properties, we see each brick laid as a bridge to a new beginning, each window as a portal to possibility. Our journey in accessible housing solutions is fueled by the belief that every person deserves a place to call home, and we're dedicated to building those bridges, one home at a time" Nik Fauzan told StarProperty.

Pioneering progress

Pointing out that MTD has a good proven track record, Nik Fauzan assured that the construction subsidiary of the group meant that they had control of the quality of its projects.

Locally, MTD Properties, through Tanduk 5 Residency, clinched the PAM Award in the Multiple Residential Low Rise category. On the international stage, MTD Properties was honoured with The Luxury Lifestyle Awards in the Best Luxury Mixed-Use Development category for One Crown Place in London, UK.

Some key developments under MTD Properties include:

Taman Tasik Utama in Ayer Keroh, Melaka which offers an

integrated lifestyle with residential, commercial and industrial components. Residents enjoy scenic lake views of Taman Rimba Park, seamless accessibility to various hotspots, and well-configured spaces for maximum flexibility. The development features a range of amenities and is strategically situated near schools, parks, and shopping centres.

Taman Sutera in Kajang, Selangor, which spans 160 acres, is a flagship development, offering modern amenities within a self-contained township. Known for its progressive nature, the development is nestled among

With a focus on creating sustainable communities and fostering homeownership, MTD Properties strives to make the dream of owning a home a reality for all Malaysians.

– Dr Nik Fauzan
 Datuk Nik Faizul

desirable mixed-development areas in the Southern Corridor of the Klang Valley.

Tanduk 5 Residency comprises five exclusive bungalow residences in Bangsar, Kuala Lumpur offering abundant living spaces and a range of luxurious features. Designed for discerning homeowners, the development boasts spacious layouts, intimate living spaces, and outstanding connectivity.

An upcoming development in Damansara Heights, Kuala Lumpur promises breathtaking vistas of the city skyline and unparalleled accessibility to key roads and highways.

Additionally, MTD Properties has exciting developments on the horizon, including the launch of Phase 10 in Taman Sutera Kajang and Phase 28 in Melaka, with a combined gross development value (GDV) of RM208mil. Phase 10 will feature Rumah Selangorku (RSKU) and service apartments while Phase 28 will comprise terrace and semi-detached factories.

At present, MTD Properties has over 800 acres of land for its future undertakings. Nevertheless, it is still actively seeking new land banks in the Klang Valley area and other strategic locations.

Navigating the real estate landscape

MTD Properties analyses the trends and projections set to define the Malaysian real estate scene in 2024, offering stakeholders an insightful perspective on the forthcoming challenges and opportunities. Recognising the impact of governmental policies emphasises the need to stay informed and adaptable, reflecting the group's strategic focus on remaining competitive in a dynamic industry landscape.

"In 2024, stakeholders will closely scrutinise any new initiatives or regulatory alterations that could impact property development, financing and home ownership. A comprehensive grasp of and adaptation to these policies will be indispensable for real estate professionals and investors navigating the intricacies of the Malaysian market," said Nik Fauzan.

He emphasised that the group aligns with government initiatives to ensure that buyers can maximise benefits, thus delivering added value to homebuyers.

In the residential sector, several catalysts are expected to bolster sector growth in 2024. These include the relaxation of Malaysia My Second Home requirements, as proposed in Budget 2024; an increase in allocation from RM5bil to RM10bil for Skim Jaminan Kredit Perumahan, benefiting around 40,000 borrowers and sustained demand driven by owner-occupiers seeking competitively priced properties in desirable locations.

Beyond buildings

"Our commitment to sustainability is woven into the fabric of everything we do at MTD



Units come with furnishing packages for those who want ease of moving in.

Properties. From our comprehensive approach to property development to our unwavering dedication to corporate responsibility, we strive to set the standard for excellence in the industry.

“With a focus on innovation and quality, we aim to lead the construction industry by example. Each project we undertake is a testament to our ambition and our commitment to upholding ESG principles.

“Rooted in our core values, our endeavours are driven by a passion for creating vibrant communities where people can thrive. By delivering premium properties that reflect our values, we’re not just building structures; we’re building legacies that will endure for generations. At MTD Properties, sustainability isn’t just a goal—it’s our promise to the future. We’re committed to ensuring the well-being of our communities



“At MTD, our corporate culture is founded on the principles of RITE: Respect, Integrity, Trust, and Excellence,” said Nik Fauzan.

and the environment in everything we do, setting the bar high for ourselves and the industry as a whole,” said Nik Fauzan.



New launches in Taman Tasik Utama, Melaka include Cinerea Heights.



MTD’s One Crown Place in London won the Luxury Lifestyle Awards in the Best Luxury Mixed-Use Development category.



The children’s playground and wading pool is next to the Olympic-length infinity pool.



The gym looks out to the infinity pool and the uninterrupted city view.

MTD Properties: A decade of visionary development

Every home built is a bridge to a brighter future, and at MTD Properties, it is not just constructing houses, it is crafting pathways to homeownership for all. “Our commitment to accessible housing solutions is a testament to our belief that every individual deserves the opportunity to unlock the door to their dreams.

“At MTD Properties, our mission goes beyond construction; it’s about forging connections, fostering communities, and empowering individuals to embark on their journey to homeownership with confidence and pride,” said chief operating officer Dr Nik Fauzan Datuk Nik Faizul.

In the dynamic landscape of real estate, MTD Properties has emerged as a beacon of innovation and excellence, reshaping communities and redefining the standards of modern living. Over the past decade, the company’s unwavering commitment to quality and foresight has yielded a series of transformative projects that have left an indelible mark on the industry.

At the core of MTD Properties’ success lies a set of guiding principles encapsulated by the acronym RITE: Respect, Integrity, Trust, and Excellence. These values serve as the cornerstone of the company’s ethos, fostering a culture of inclusivity, ethical conduct, and relentless pursuit of perfection.

One of the company’s standout achievements is the development of Taman Tasik Utama in Ayer Keroh, Melaka—a testament to MTD Properties’ vision of integrated living. This project has not only revitalised the local landscape but has also served as a catalyst for economic growth, creating vibrant communities where residents can thrive.

Similarly, Taman Sutera in Kajang, Selangor, exemplifies the company’s commitment to modern living. With its innovative amenities and self-sustaining township concept, this development has set a new standard for community living, providing residents with a holistic and enriching environment.

In the realm of luxury living, Tanduk 5 Residency in Bangsar, Kuala Lumpur, stands as a shining example of architectural brilliance. Boasting exclusive bungalow residences and unparalleled design elements, this project has redefined opulence and sophistication in the industry.

MTD Properties’ dedication to excellence has not gone unnoticed, with accolades pouring in from both national and international arenas. The company’s commitment to architectural distinction and community-centric design was recognized with the PAM Award for Tanduk 5 Residency. Moreover, on the global stage, MTD Properties received The Luxury Lifestyle Award for Best Luxury Mixed-Use Development for One Crown Place in London, UK—a testament to the company’s global reach and impact.

As MTD Properties embarks on its journey into the next decade, it does so with a clear vision and unwavering determination to continue shaping vibrant communities and delivering exceptional living experiences. The company is poised to further cement its reputation as a champion of inclusive and visionary development, enriching lives and strengthening the social fabric of Malaysia, one home at a time.

MTD Properties footprints

Malaysia

- Taman Sutera in Kajang, Selangor
- Taman Tasik Utama in Ayer Keroh, Melaka
- Tanduk 5 Residency, Bangsar, Kuala Lumpur
- Damansara Heights, Kuala Lumpur
- Future Projects - Phase 10: Taman Sutera, Kajang and Phase 28: Taman Tasik Utama, Melaka

Australia

- Airlie Beach Development
- Dow Street Apartments, Port Melbourne
- Rockley Gardens, South Yarra
- Wreckyn Street Boutique Residence, North Melbourne

The Philippines

- Bataan Government Centre, Balanga City
- Calabarzon Regional Government Centre, Laguna

- Nueva Ecija Government Centre, Palayan City
- Phase 1A National Government Administrative Centre, Clark City

United Kingdom

- One Crown Place, London

Photos by AZMAN GHANI/The Star