

YTL LANDMARKS

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BRINGING SENTUL'S STORIES PAST TO LIFE



History is best preserved when it continues to hold meaning and a strong sense of purpose in modern society. In an urban setting, historical buildings capture the timeless beauty of architectural heritage most authentically, with the past still in their bones. We believe there is no better way to pay tribute to this legacy than to restore their pride as active and continuous contributors to society.

The goals of building and architectural conservation have evolved from more than just preservation to being part of a broader strategy for urban regeneration and sustainability. Hence, adaptive reuse—the process of repurposing an old site or building for a new use—has become an attractive approach to reducing urban sprawl and conserving land whilst preserving historical integrity.

In Sentul West, monumental structures inherited from the British Malaya railway era that could no longer serve their original purpose possess architectural, historical and cultural significance in the community. By adopting the visionary approach of adaptive reuse, we had over the years, progressively restored these structures, each with a renewed purpose to revive and enrich the community.

The resurrection of historical architecture to project a building into the new age offers an opportunity to re-animate its unique space and engage with architectural traditions of the past. The restoration of Sentul Works best exemplifies this philosophy, where a derelict century-old railway building has been meticulously adapted into a new-age contemporary office while preserving the distinctive character and history of the site.

In December 2024, Sentul Works emerged as the winner in both the Heritage Category and Office Category at the prestigious Malaysia Property Award™ 2024 by FIABCI Malaysia. We are humbled by this double distinction which signifies the industry's recognition of our conservation-led initiatives to deliver Kuala Lumpur's first contemporary heritage office in a sprawling park.

The true reward for YTL Land, however, is spearheading the evolution of Sentul from an aging historical railway town into a unique destination adorned with cultural charm and arresting architecture, showcasing the full breadth of its storied legacy to inspire a new generation.

Dato' (Dr) Yeoh Seok Kian
Managing Director
YTL Land & Development Berhad

A DOUBLE WIN FOR SENTUL WORKS AT MALAYSIA PROPERTY AWARD™ 2024 BY FIABCI MALAYSIA



MALAYSIA PROPERTY AWARD™ 2024

WINNER
Heritage Category
Office Category



By taking a lead in heritage-led conservation, YTL Land has again set benchmarks in revitalising railway assets through innovation and adoption of sustainable design practices in line with the aspirations of its urban renewal masterplan for Sentul.

The vast landscape of Sentul West in Kuala Lumpur is historically rich. The site is dotted with railway vestiges from the bygone era of the Federated Malay States Railways, which established one of the largest complexes of railway engineering workshops in the world during its heyday.

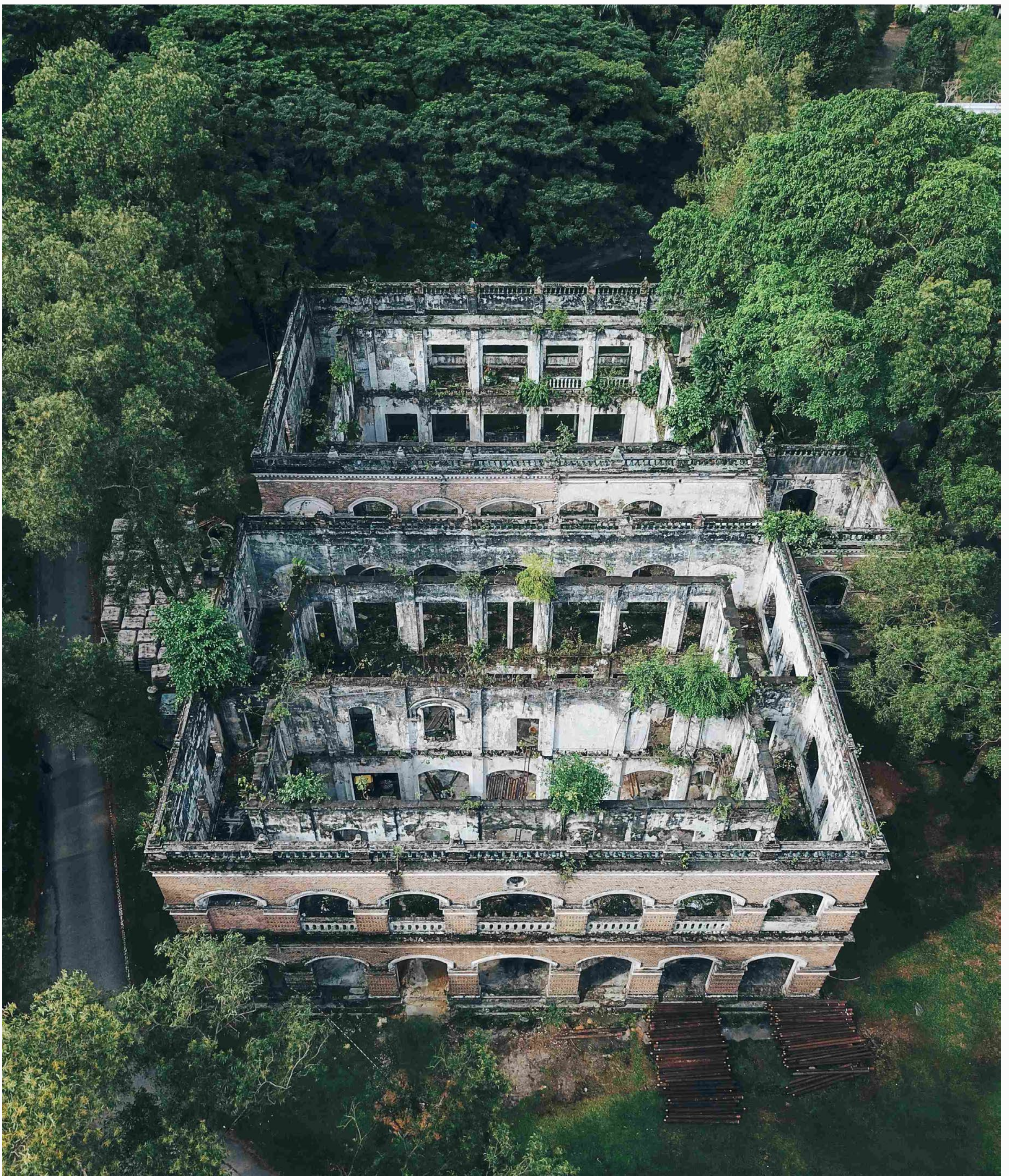
For years, a century-old colonial office building from the same era remained a shadow of its former glory. Having succumbed to the elements, the building stood as a derelict hollow shell until 2019 when YTL Land undertook an ambitious restoration plan to save it from demolition. Masterfully restored in 2021, this icon of the past was reborn as Sentul Works to bring the story of Sentul to life for generations to come.

The successful restoration of Sentul Works was recognised by FIABCI (The International Real Estate Federation) Malaysian Chapter at the Malaysia Property Award™ 2024, which celebrated the year's most innovative and remarkable achievements to take the industry to greater heights.

The only project to be honoured with a win in two categories, namely the Heritage Category and Office Category, Sentul Works is a testament to the transformative impact of adaptive reuse in preserving the historical significance of the original building. A double win by a single project—a rare achievement in the history of the Malaysia Property Award™—also signifies a tremendous affirmation of the passion and dedication of the YTL Land design team in preserving the built heritage.

Heritage Category

The restoration of Sentul Works demonstrates that adaptive reuse is not just a trend but a highly sustainable approach to building conservation. The approach has proven its winning strategy to save a historical building from wasteful demolition and loss of urban fabric. The meticulous conservation prolonged the usable life of the heritage structure to serve contemporary purposes while honouring its historical and architectural significance. The restoration also regained the shared history of Malaya's railwaymen who devoted their lives to the thriving industry in the early 20th century.



The hollow shell stood as a ruined colonial building in a pristine park with its distinctive brickwork and prominent concrete-arch colonnades.

Office Category

Nestled in the tranquillity of a sprawling private park, Sentul Works stands proud today as a modern heritage office among its contemporary neighbours—disused workshops, warehouses and colonial-era buildings successfully revived and restored to their former glory. The project incorporates modern elements into its original architecture to create a flexible and collaborative work environment that fosters interaction, comfort and sustainability to meet the needs of a multi-functional lifestyle. More than a restoration, Sentul Works honours Sentul’s legacy, having adapted to environmental conservation and reinvented itself for a new generation.

By taking a lead in heritage-led conservation, YTL Land has again set benchmarks in revitalising railway assets through innovation and adoption of sustainable design practices in line with the aspirations of its urban renewal masterplan for Sentul. The accolades for excellence in heritage conservation align with the masterplan’s continuing focus on sustainable and socially responsible initiatives to preserve properties embedded in tapestries of history and culture.

In an industry increasingly focused on sustainability and new ways of working, these awards attest to an exemplary achievement that transcends time and borders, serving as both validation and a catalyst for continuous innovation in Sentul’s regeneration while honouring its historical roots.



The repurposed building interprets how the century-old colonial building can find new life and be integrated seamlessly into the modern urban landscape.

UNVEILING SOON— THE FINAL PHASE OF OLIVE GROVE



Lushly landscaped open space takes centre stage at Olive Grove to enhance liveability by bringing the vision of sustainable living to life.

We are pleased to announce that Phase 3, the final phase of Olive Grove, will be unveiled soon. This phase features 129 exclusive units of modern, two-storey link houses designed for contemporary living.

The 34-acre development site of Olive Grove dedicates almost 30% of open space or 10 acres to lush greenery and landscaped spaces, creating a balanced and sustainable lifestyle to enhance the urban living experience. Living in close proximity to nature diminishes barriers between interior and exterior whilst inspiring the community to embrace green living and engage in recreational activities.

Phase 3 introduces thoughtfully designed, premium homes nestled around a 2-acre central park. The park, located at the heart of this gated-and-guarded development, includes a clubhouse with lifestyle amenities to promote a healthy lifestyle amidst nature.

Homebuyers can choose between two design types tailored to their family's needs. Intermediate units offer a built-up area of 2,000 sq ft on a 20 ft x 75 ft lot. Limited corner units offer built-up areas ranging from 2,518 sq ft to 2,717 sq ft, with additional land between 1,050 sq ft and 2,120 sq ft.

Featuring flexible, spacious interiors and sustainable design elements, the development sets a new benchmark for comfortable modern living in an urban setting. All homes feature 4+1 bedrooms and 4 bathrooms, including one bedroom conveniently located on the ground floor, which is ideal for multi-generational living.



As a beacon of modern living, the development features thoughtful urban planning. A clubhouse at its 2-acre central park provides lifestyle amenities for the community.

Located in the vibrant township of Bercham, Olive Grove is its first gated-and-guarded community surrounded by a multitude of modern conveniences, including the upcoming Sunway Medical Centre Ipoh and Sunway City Ipoh Mall. Additionally, residents enjoy excellent accessibility with a direct link to the North-South Expressway and major trunk roads facilitating easy access to key destinations.

Discover the tranquillity and modern comforts of Olive Grove by visiting our showhouse and clubhouse. Don't miss this final opportunity to be part of this exceptional community.

Visit www.olivegrove.com.my or call +605 536 2633 / 536 3093 for more information.

PRESERVING AN IRREPLACEABLE LEGACY



History is not merely about the realms of the past. It bridges the past and present, providing context for the present and future. As Robert Heinlein aptly stated: "A generation which ignores history has no past and no future." This sentiment also applies to relics and traditions of the past that remind us of our shared roots and shape our collective future.

YTL Land intuitively recognised the need for Sentul's transformation while respecting its rich culture and proud heritage. Since the early 2000s, YTL Land has rehabilitated disused railway workshops in Sentul West, demonstrating the value of integrating heritage into urban design.

A city's or neighbourhood's identity and continuity are deeply defined by its history which shapes its character, fosters unity and promotes a sense of belonging within communities. Therefore, preserving a city's historical and cultural fabric is increasingly important in the face of rapid urbanisation.

In the heart of Kuala Lumpur, Sentul West showcases an architectural landscape rich in railway heritage, dating back to Malaya's thriving railway industry since the early 1900s. The railways played a crucial role in Malaya's development, facilitating transportation and the export of key commodities such as tin and rubber which were vital to the nation's economy.

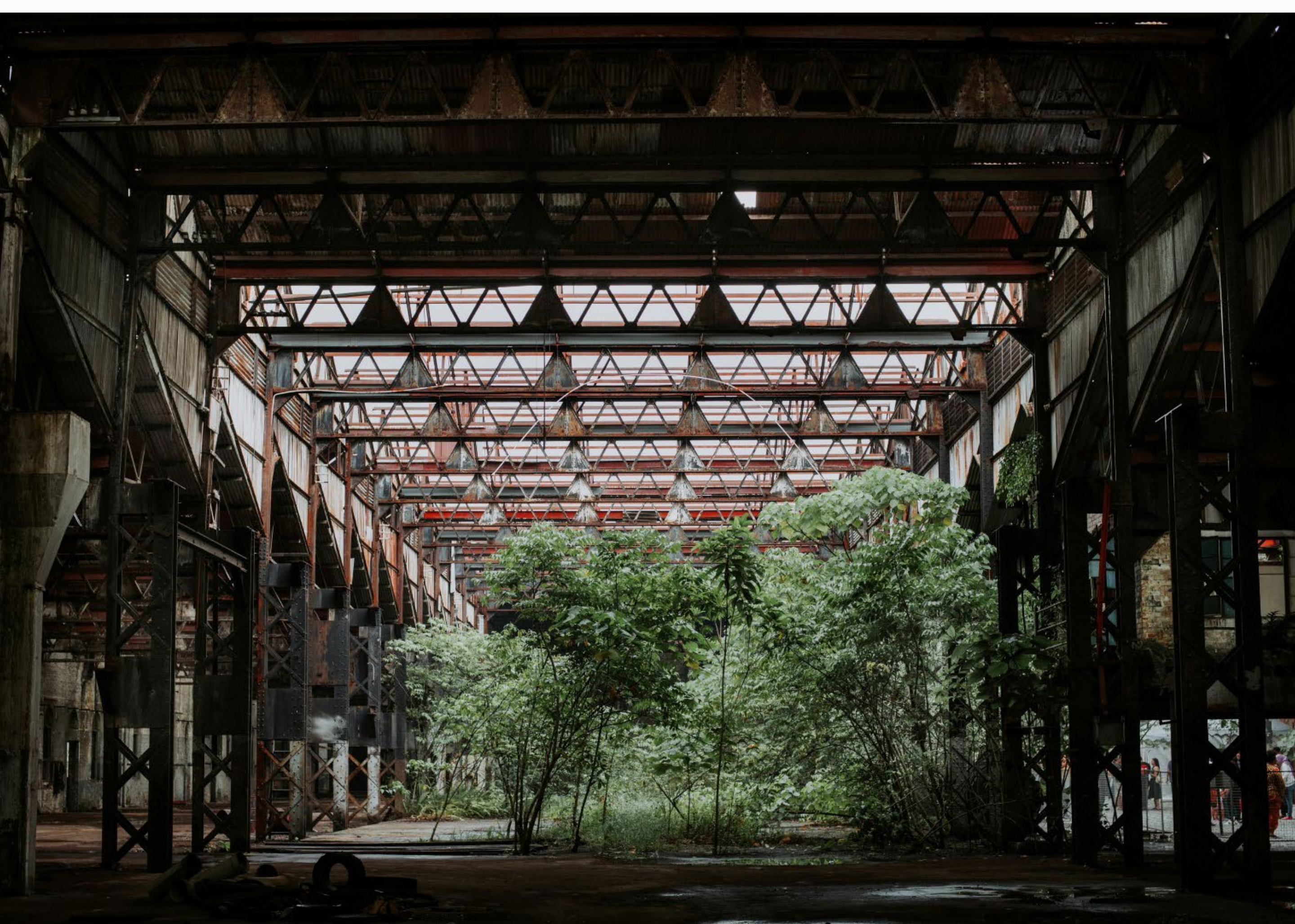


Railway vestiges in Sentul West inherited from the Federated Malay States Railways era are worthy of conservation to preserve the site's architectural legacy while providing a valuable resource for future generations.

Sentul's railway heritage stands as a living testament to the city's history, traditions and industrial roots. Age-worn structures, disused depots, distinctive colonial-style arches and red brickwork reflect the architectural and engineering marvels from the Federated Malay States Railways era. This century-old railway town holds significant historical value with its unique contributions to Malaysia's identity and character.

As cities grow, urban landscapes often become homogenised with modern skyscrapers dominating skylines. Heritage buildings, however, offer an aesthetically pleasing contrast to the sterile designs of contemporary developments. Preserved historical landmarks add character and charm to cities, transforming them into focal points of community pride and engagement.

Conserving historical structures and spaces enriches urban diversity by maintaining unique architectural styles and creating placemaking opportunities in public spaces. Beyond their visual appeal, historical buildings encapsulate milestones in a community's evolution, capturing the way of life of past generations and fostering a sense of unity through a shared legacy.



YTL Land intuitively recognised the need for Sentul's transformation while respecting its rich culture and proud heritage. Since the early 2000s, YTL Land has rehabilitated disused railway workshops in Sentul West, demonstrating the value of integrating heritage into urban design. Its latest achievement—restoring a derelict colonial building into the award-winning Sentul Works—exemplifies the success of innovative, context-sensitive development that balances modern needs with respect for history and local culture.



Sentul Works was creatively adapted from an early 20th century colonial building into an immaculate contemporary heritage office for the new generation.

As the masterplanner for Sentul's regeneration, YTL Land plays a vital role in preserving the neighbourhood's architectural and cultural legacy. The adaptive reuse of old railway workshops and disused buildings presents a sustainable alternative to demolition, breathing new life into these structures while maintaining their historical essence. By repurposing these buildings for contemporary functions, YTL Land ensures they continue to serve the community as originally intended.

Intelligent heritage-led conservation solutions positively contribute to a neighbourhood's evolution without diminishing its timeless beauty and rustic charm. These efforts enable communities to forge meaningful connections to a site's historical significance, ensuring that heritage is not only preserved but also understood and celebrated.

Today, Sentul exemplifies a vibrant urban landscape where striking modern icons of the present coexist harmoniously with timeless elements from the past. This integration heralds a new wave of regeneration, sustainable development and economic growth. The blend of old and new serves as a poignant reminder of roots and times past while reinterpreting Sentul's heritage and identity in the 21st century.



A surviving railway workshop at Sentul Depot was adapted and repurposed for new use as a versatile venue for lifestyle events while retaining the heritage significance of the space.

DEDAUN RIMBA CONSTRUCTION PROGRESS UPDATE

DECEMBER 2024

The construction of Dedaun Rimba, comprising 68 units of link houses and 196 units of townhouses, is progressing on schedule. Overall, construction has reached 60% completion.



Link houses (Row 18): External finishing works are in progress.

Infrastructure works and central park earthworks are currently underway, alongside the construction of the clubhouse and guardhouse.



Townhouses (Row 1): External finishing works are in progress.



Clubhouse: Structural works and brickwork are in progress.

For more information about Dedaun Rimba, visit www.dedaunrimba.com.my or call +603 2143 3000.

UOB CELEBRATES ARTISTIC EXCELLENCE AT SENTUL PAVILION



The exquisite space within the towering glass palisades of Sentul Pavilion was transformed into a breathtaking art gallery to host the prestigious UOB Painting of The Year competition in November 2024.

The venue spanning 10,000 sq ft provided an ideal setting for an evening of artistic expression where stunning pieces of emerging artists from Southeast Asia were showcased in an equally spectacular ambience. The Pavilion's soaring ceiling and glass walls created a sense of mystique, seamlessly blending serene greenery and a starlit sky with the expansive space to craft an immersive experience for guests.

The competition, founded in Singapore in 1982, is rooted in the belief that art transcends language, culture and time. Introduced to Malaysia in 2011, the annual event is the longest-running in Singapore and has since become one of the most esteemed art platforms in Southeast Asia.



Driven by its long-standing multinational presence in the region, UOB promotes the event as a cross-cultural celebration that bridges art and artistic exchanges to celebrate diverse histories, identities and perspectives across societies.

Located in Sentul Park just 5 km from the Kuala Lumpur City Centre, Sentul Pavilion stands as a beacon of elegance and versatility. The glasshouse-inspired venue surrounded by lush greenery promises a spectacular setting for those seeking a truly extraordinary space in the heart of the city.

The glasshouse features two distinct spaces that can be enjoyed independently or simultaneously as one seamless event. The Foyer, designed as a pre-function venue, can also function as an independent area while The Hall is the main event area featuring tall glass walls that frame the panoramic vista of surrounding natural beauty.

Its comprehensive facilities include a state-of-the-art gourmet kitchen where expert chefs have curated elaborate gastronomic delights for gala dinners and more. Other facilities include an elegantly furnished green room for VIPs with an ensuite washroom, a welcome bar at The Foyer and ample parking bays at the designated car park area.

Sentul Pavilion features dynamically stylish spaces with endless possibilities to create a multitude of events ranging from intimate celebrations to grand-scale functions while drawing inspiration from nature's embrace.

For more information about Sentul Pavilion or to make your reservation, visit sentulpavilion.com.my or call +603 4041 0822.

DESIGNED BY MASTERS, BUILT AS MASTERPIECES

YTL Land has an illustrious track record of creating some of Malaysia's most uniquely conceptualised communities. As a leader in sustainability practices, YTL Land incorporates green designs into the engineering and architecture of its developments, promotes environmental renewal and cultivates sustainable ideas and habits within its communities.

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