

PROJECT BY



Suntrack Development Sdn Bhd (665318-M)

Tuai Residence Show Gallery,
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WAZE NAVIGATION

Tuai Residence Show Gallery

OPEN FOR REGISTRATION

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tuai
RESIDENCE
SETIA ALAM

REAP HAPPINESS **TUAI.MY**

Harvest happiness all year round.

A place for every season.

More than just a home, Tuai is a living space to cherish relationships, to bond, and harvest precious moments together.

Amid our contemporary lifestyle, we sometimes choose between our children and parents. For some of us heading towards the golden years, we make compromises that aren't ideal enough. What if there is one place that meets all our needs?

Tuai, that's where the seeds of love and care are grown. Where you get to reap the rewards of having both the younger and older generations living together in one setting. It is all about growing bonds, cultivating familial ties, and growing happiness as the loved ones mature.

Families can choose to live together in one unit, or choose to own separate units, perhaps ensuring that their parents stay together under one community, in a place designed for the kids as well as the grandparents. After all, Tuai's built-in features and facilities are made for different needs and seasons of life. This unique lifestyle opportunity sits right in the heart of Setia Alam.



This is MAGIC; Multi-Ability, multi-Generational, Inclusive Community.

A Term Coined by Dr. Bill Thomas

At Tuai, we celebrate independence and diversity with our Multi-Ability, multi-Generational, Inclusive Community. The young and the seniors, and a million other differences in between can now reap the rewards of living in a MAGIC development like Tuai.

Our inclusive environment is equally accessible, usable and most importantly safe for all so that physical differences and abilities have little bearing.

With MAGIC, Tuai Residence makes this place great for the ones in their golden years:

- Senior-friendly and safe
- Accessible for wheelchairs throughout
- Multi-generational living
- Communal spaces and clubhouse
- Link bridge to clubhouse, future commercial lot and carpark podium
- Care Office on-site

(UD) Universally-Designed development with senior-friendly features.

Applications of Universal Design give ease of use and accessibility to all ages, sizes and abilities:

- Ramps, lifts and link bridge accessible to wheelchairs, baby strollers, and seniors
- Minimum floor drop with ramps at unit entrance, yard and toilets for wheelchair access
- 900mm clear doorways for wheelchair access in common areas and designated doorways inside units
- Wheelchair turning radius within units and specific toilets
- Wheelchair-friendly panels, braille buttons and voice announcer in lifts
- Wheelchair-accessible carparks
- Tac tiles on floor in key common corridors
- Lever-type door locksets
- Large-gang electrical switches at 1200mm height



Safety for all ages.

Keeping the whole family safe and comfortable.

- Care Office with registered nurse and trained caregiver on site
- Care Office's staff and designated staff trained on first aid, Cardiopulmonary Resuscitation (CPR), and Automated External Defibrillator (AED)
- Raised swimming pool to keep toddlers safe
- Handrails and steps in swimming pool for extra support
- Fenced playground with gate for parents' peace of mind
- 4000mm clear width carpark ramps for all drivers

Fire and safety.

In the event of a fire emergency, fire sprinklers are readily able to fight the fire, keeping everyone safe. This is far more secure and quicker than to depend solely on the firefighters' arrival, no matter how prompt their response is. That is why we have incorporated fire sprinkler systems in common areas and even inside the units.

- Fire sprinklers inside the units and in common areas within condo block
- Stretcher-accessible fire escapes and lifts for emergencies
- Protected fire refuge area on every floor for wheelchair users and seniors, to wait for rescue



Care Office.

For your routine health-checks and basic first-aid assistance, our Care Office staffed by professionally-trained nurses and assistants, with fundamental clinical equipment, are on standby right at your stay. For your peace of mind, our Care Office will also attend to and coordinate medical assistance, or coordinate with senior-care and wellness service providers. In case of emergency, your medical information is maintained for smoother procedures.



Note: The Care Office is not a licensed clinic or medical facility. The Care Office does not provide services directly to the Tuai residents in their homes (except for emergency assistance). Charges on home care, medical assistance and wellness services provided directly to the residents will be payable by the residents on a pay-per-use basis. Some medical procedures carried out in the Care Office may also be chargeable to the residents. The Developer and JMB/MC may not guarantee the continuation of service provision by the Care Office operator due to JMB/MC's future decisions or due to unforeseen circumstances.

Security.

- CCTV and security system designed by a member of the British Security Industry Association
- CCTV on perimeter fencing and all key areas
- Access card control
- 24-hours security







Why the name Tuai? We looked to the East and were inspired by how family members of different ages thrived so well living in a communal setting. In East Malaysia, the culture of togetherness, multi-generational living and celebration is very much part of everyday life. In which an essential portion of their time is taken up by the act of harvesting, where they not only reap the riches of the land, but also gain priceless and long-lasting happiness.

Multi-generational living also reflects the act of harvesting in many ways. Beginning with the young greens, all the way to the golden matured, all are cared for on the same plot of land, much like how it is at Tuai. We desire to create a community that celebrates togetherness, that reaps happiness in every season.

Tuai welcomes everybody.

For children, parents, grandparents.
And neighbours.

Community was the plan from the very start. We are focusing our resources towards building a local community by organising a myriad of recreational activities to bring everyone across generations and cultures together harmoniously.

Linking generations and places.

Tuai's facilities and traffic-free sheltered link bridge will connect residents to the future retail development and encourage communal activities:

- Tuai clubhouse café for get-togethers
- 6 meeting rooms for hobbies, craft classes, clubs and fellowship meetings
- Multi-function room for karaoke, dinner, and dance parties
- Multi-function room for fitness sessions, line dancing, and Zumba
- Communal kitchen for cooking classes and potluck
- Resident lounge for chess, billiard, and chit-chats
- Playroom and playground for children's fun-time
- Gym with pool view for strength and cardio training
- Multi-sports hall for badminton, basketball, or ping-pong
- Communal herb garden and potting shed

Tuai's Community Manager

With the help of our dedicated Community Manager, you can plan your favourite classes like Zumba and other fitness classes, without a hitch. Or plan out a casual coffee session with friends and family without fussing over overlapping schedules and other activities.







Everyone and everything close to you.

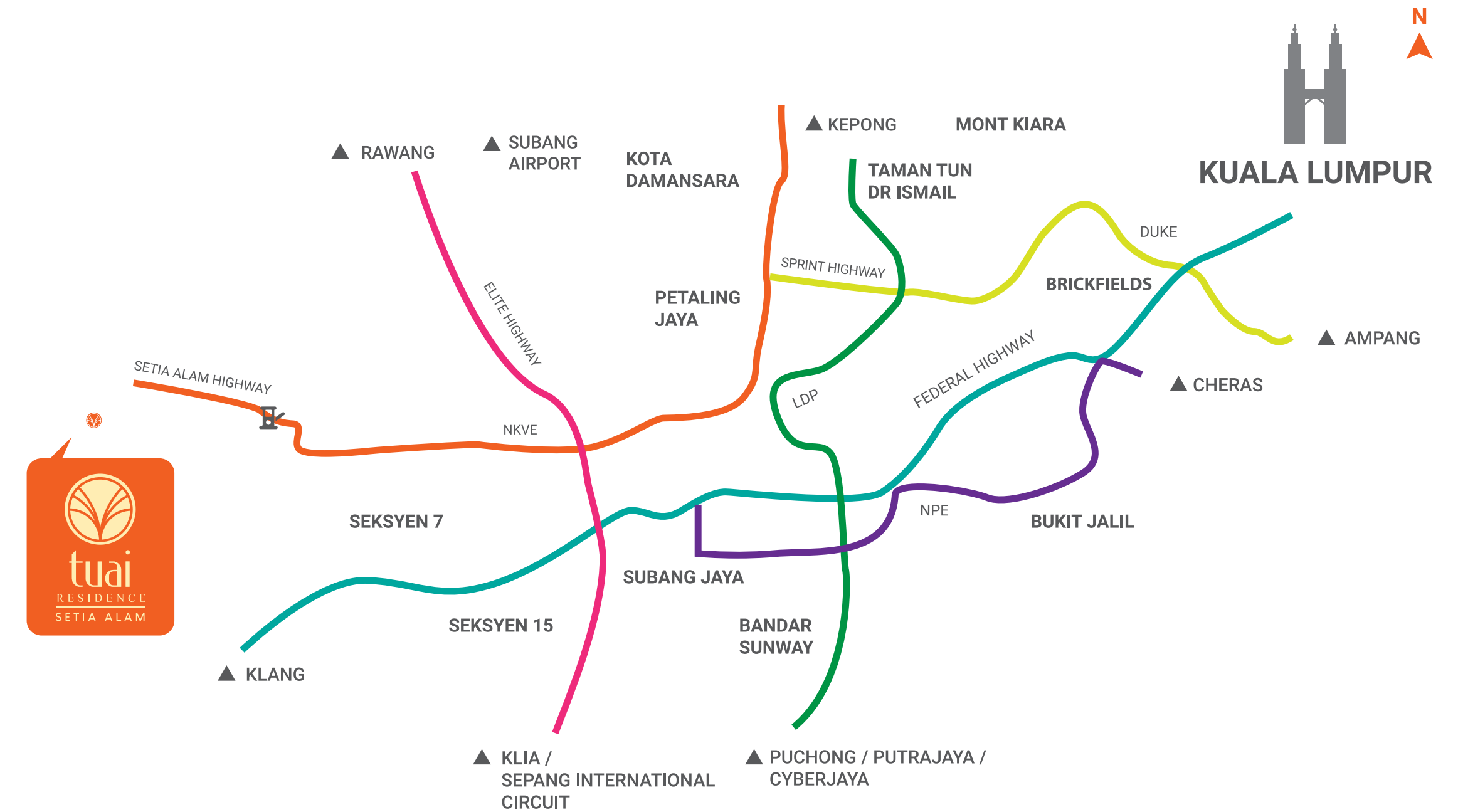
Tuai is located within the township of Setia Alam next to the Eco Ardence Township, approximately 30 minutes from KL City Centre. For grocery shopping or for leisure nearby, Setia City Mall and Tesco Setia Alam are just a short drive from Tuai Residence.

Tuai is connected via the New Klang Valley Expressway (NKVE), Shapadu Highway and the Guthrie Corridor.

All in the vicinity of convenience.



Accessibility and a great location.



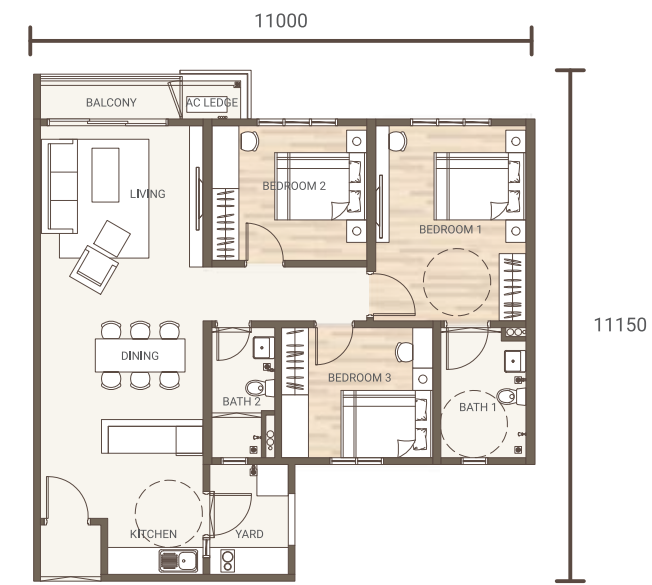
**Freehold.
Only 330 units on 6.6 acres.
Low density development
at 50 units per acre.**

**MAGIC, Universal Design
made for all,
great for generations.**

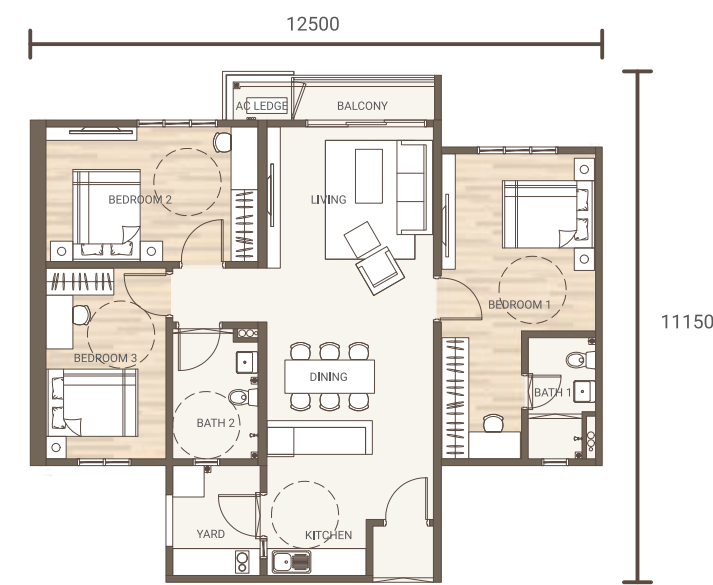
**Optimal North-South
orientation.**



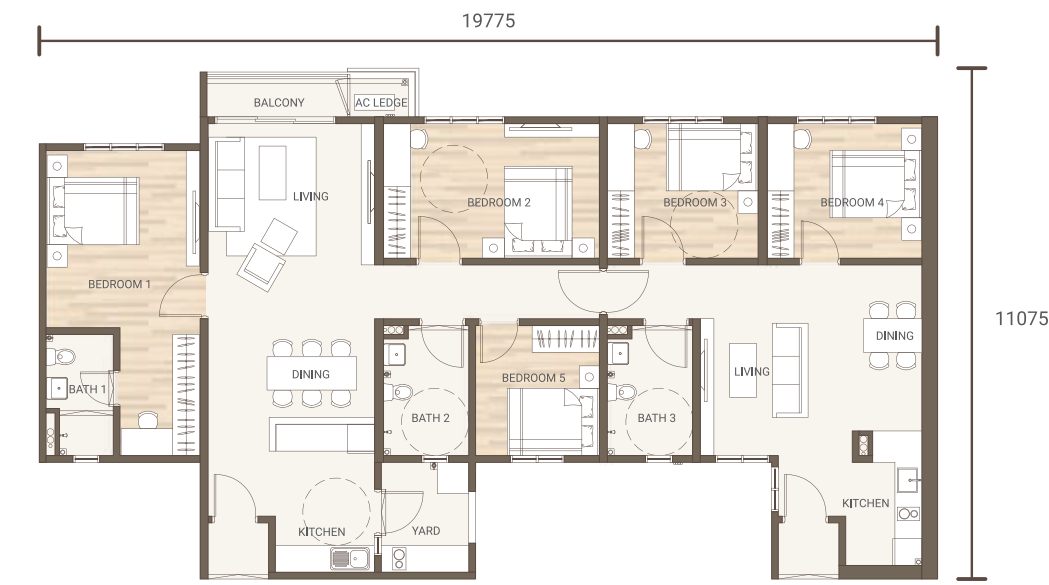
**Thoughtfulness throughout,
because it's the details that matter.**



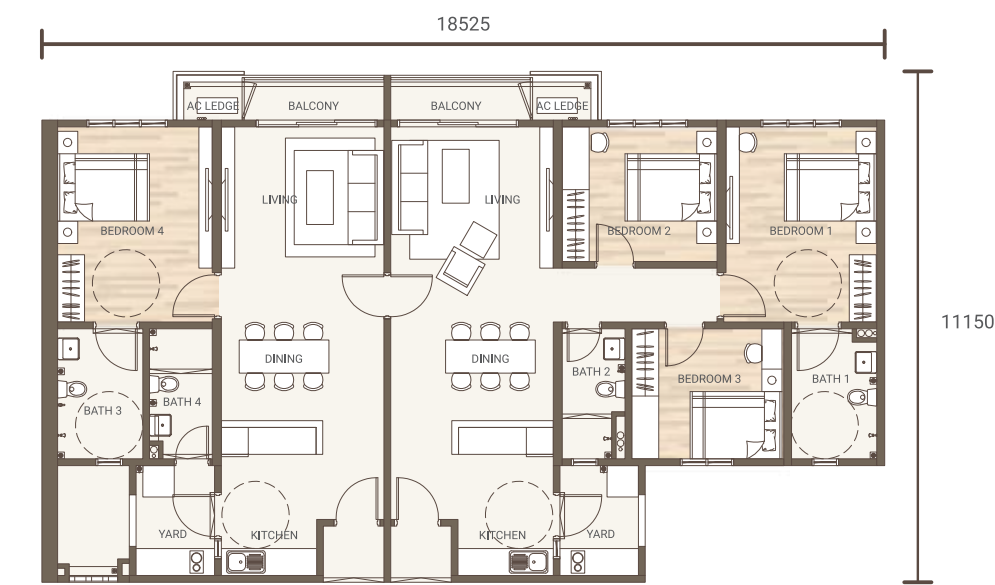
Type A - 1,109 sq. ft.



Type B - 1,216 sq. ft.



Type C - 1,905 sq. ft.



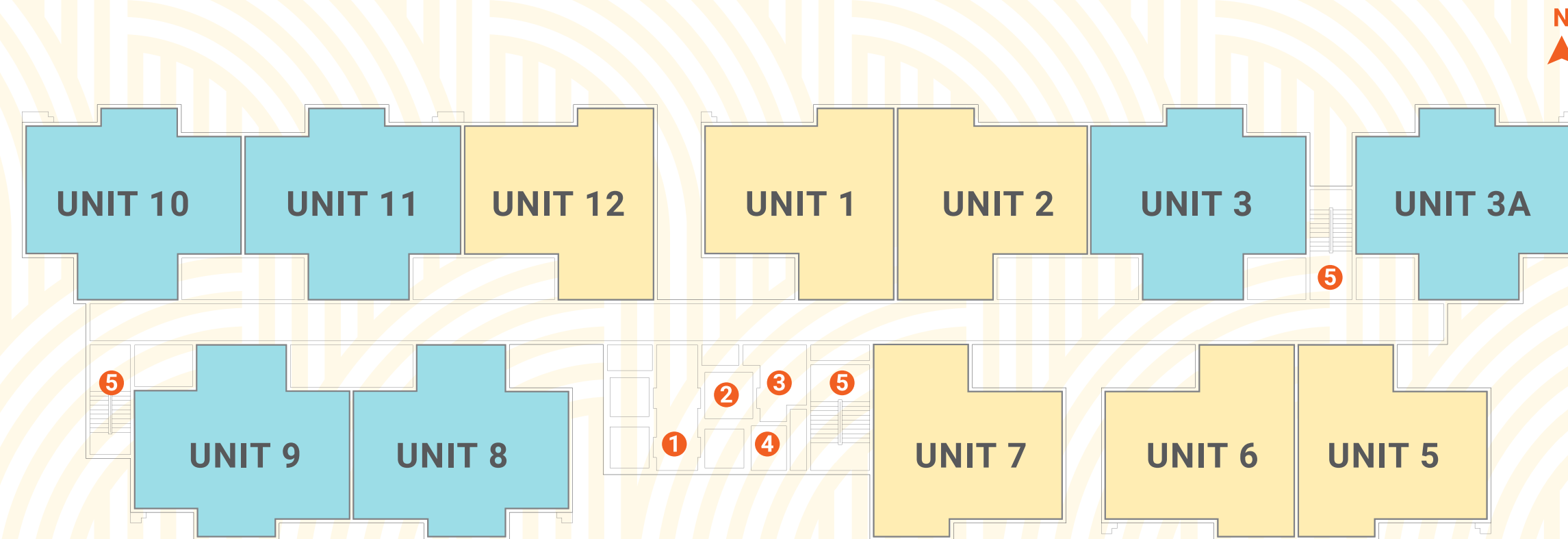
Type D - 1,927 sq. ft.

Legend

Wheelchair Turning Radius



Plans for the long term.



Legend

- | | | |
|--|--|--|
| Type A | Type B | ❶ Lift Lobby |
| | | ❷ Stretcher and Service Lift |
| | | ❸ Service Lift Lobby |
| | | ❹ Refuse Chamber |
| | | ❺ Fire Refuge |

Be part of the green movement to save our environment.

- Optimal north-south orientation for cooler interiors
- Rainwater harvesting tank for landscape watering
- Low VOC internal wall paint
- Dual-flush toilets
- Centralised filter for main incoming water
- Double-slab insulation for part of the rooftop
- Taxi stand provided in front of future retail development
- Waste separation and recycling bins
- Compost bin
- Bicycle parking
- Covered carparks

QLASSIC standard.



Tuai's construction is quality assured with QLASSIC assessment, passing and fulfilling all requirements set. This assessment is to ensure projects maintain the highest level of professionalism and integrity at all times.

Specifications.

STRUCTURE	MATERIAL/FINISHING
STRUCTURE	Reinforced concrete shear wall
WALL	Shear wall or masonry wall
CEILING	Plaster ceiling or skim coat
WINDOWS	Powder coated aluminum frame window
DOORS	
Front Entrance	Fire door
Balcony	Aluminum sliding door
Other Areas	Timber doors
Ironmongery	Stainless-steel locksets and hinges
Aircond Ledge	Steel grille door
FLOOR FINISHES	
Living Room, Dry Kitchen and Foyer	Porcelain tiles
Bedrooms	Laminated timber flooring
Bathrooms, Balcony and Yard	Porcelain tiles
WALL FINISHES	
Bathrooms	Porcelain and ceramic tiles up to ceiling height
Dry Kitchen	Ceramic tiles up to 1500mm for one wall only
Other Areas	Skim coat or cement sand plastering
Interior Paint	Low VOC emulsion paint
Exterior Paint	Weather durable paint

	TYPE A	TYPE B	TYPE C	TYPE D
PLUMBING AND SANITARY				
Water Closet, Hand Bidet	2	2	3	4
Wash Basin, Tap	2	2	3	4
Instant Water Heater	2	2	3	4
Shower Head	2	2	3	4
Kitchen Sink Tap	1	1	2	2
Washing Machine Tap	1	1	1	1
Water Filter Connection Pipe	1	1	1	2
ELETRICAL POINTS				
Lighting Point	17	18	31	30
Power Point	16	17	28	28
Ceiling Fan Point	5	5	8	8
Air-Conditioner Point	4	4	7	6
Instant Water Heater Point	2	2	3	4
TV-Astro Point	2	2	3	4
Fiber Wall Point	1	1	2	2
Door Bell Point	1	1	2	2
Cooker Hood Point 20A	1	1	2	2
ELECTRICAL SUPPLY	1 phase 60 Amp			
OTHERS				
Air-Conditioner	Provided for living rooms and all bedrooms			



Every square foot is a great feat in multi-generational living.



- | | | | |
|------------------------------|-------------------------------|---------------------------|------------------------------|
| 1 Care Office | 12 M & E | 23 Changing Room | CLUBHOUSE |
| 2 UD Toilet and Toilet | 13 Surau (Male) | 24 Worker Changing Room | 34 Café |
| 3 Activity and Meeting Room | 14 Surau (Female) | 25 UD Toilet | 35 Multi-function Room |
| 4 Mailbox Room | 15 Kids Playroom | 26 Cabana | 36 Multi-sports Hall |
| 5 Lobby | 16 Communal Kitchen/Dining | 27 Potting Shed | 37 Link bridge to clubhouse |
| 6 Drop Off | 17 Resident Lounge | 28 Communal Farming | 38 Guardhouse |
| 7 Management Office | 18 Resident Lounge/Billiard | 29 Children's Playground | 39 Link bridge to commercial |
| 8 Worker Lounge | 19 Lift Lobby | 30 Link Bridge to carpark | 40 Baby Changing Room |
| 9 Building Manager Residence | 20 Stretcher and Service Lift | 31 Gym | 41 Refuse Collection Room |
| 10 Staff Residence | 21 Service Lift Lobby | 32 Wading pool | 42 Loading Bay |
| 11 Utility | 22 Refuse Chamber | 33 Raised pool | 43 Pet park |

Meet, mingle, chat and cook. Together.

At Tuai, you'll be living in a friendly community where everyone knows you and you get to mingle all day.

Meet and chat at the clubhouse café or the resident lounge. Organise karaoke dinners and dance parties at our multi-function room.

Our communal kitchen, communal farm, clubhouse and kids' playroom are ideal sanctuaries for the seniors, kids, friends and family.



The developer.



Suntrack Development Sdn Bhd (SDSB) is a FIABCI-winning developer with over 18 years experience, and a proud track record in property development. From a tractor and excavator trading company in the 1980s, then known as Sunshine Tractors, the company expanded into property development in 2002 as Suntrack - 'Sun' to rise with passion, and 'track' because of the company's track record in being reliable and gaining trust among customers.

Suntrack won the prestigious FIABCI Malaysia Property Award for Residential High-Rise Category for Canvas SOHO @ Cyberjaya in 2019 and is a multiple winner of the Asia Pacific Property Awards for Summerglades @ Cyberjaya, Suntrack Hub @ Bangi and The Riyang @ Happy Garden. Suntrack has also won the Malaysian Landscape Architecture Awards for Summerglades @ Cyberjaya, the Silver Award for MIHRM Best Employer Awards, and the Platinum Award for SOBA 2019 Best Employer.

Moving forward, Tuai Residence @ Setia Alam, is the first in the pipeline of developments, that allows ageing in place and is universally designed for Multi-Ability, multi-Generational, Inclusive Community (MAGIC – Dr Bill Thomas).



Our partners.



T&T Architect was founded upon the principles of consistent innovation and commitment to quality, with works featured in numerous publications like Architect Malaysia (AM), Star Paper, The Edge, Haven, In Design, Creative Home, China Press, Red Tomato and Impiana.

Their designed homes have appeared in movies and featured in Astro. T&T Architect has received The Edge Dream Home Award, PAM Award, iProperty Best Landed Property Award, 30 Under 40 Emerging Malaysian Architect and BCI Asia Top Ten Architect Award.

An Associate Professor at University of Malaya since 1997, Dr. Naziaty has taught a myriad of courses including design theory and universal design. She has since obtained a doctoral degree from the University of Salford and has been a disability advocate in Malaysia since 1998.

In addition to being the Co-chairperson for Harapan OKU Law Reform Group and a National Council Member for the 'Persons With Disability Act 2008', she has been an expert reference in Accessibility and Universal Design for UNESCAP since 2014.

Being well-known for their signature, modern tropical, 'inside-out' style, Pentago is a boutique landscape and architectural firm that melds together the realms of the natural landscape with architectural aesthetics. Over the years, they have spread their architecture philosophy all over Asia, Oceania and the Middle East, and won numerous awards including 7 Malaysia Landscape Architecture Awards.



pdi design & associates

No stranger to the design hall of fame, the firm has been a recipient of numerous awards. PDI embraces the bigger picture where interiors are interactive and meets the needs of personalised journeys, which is the perfect fit for Tuai. PDI loves explorative twists, dynamic movements and colour transformations, which has contributed to countless design awards. Pitted against the best of the best, PDI might be the best yardstick to measure creativity, ingenuity and innovative excellence.



GDSS SYSTEMS SDN BHD has been a security consultant to corporate and governmental clients since 2003. GDSS's projects include MK Land, Mah Sing Group, Desa Parkcity and Uda Holdings Bhd, where GDSS was responsible for the design of the Sungai Buloh prison and Tapah prison. Being a member of the British Security Industry Association (BSIA) makes GDSS a credible security consultant.