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CO-OP CITY @ RAWANG



**MUTIARA
KPFB
SDN BHD**

PROPOSED DEVELOPMENT FOR RESIDENTIAL AND COMMERCIAL
BUILDINGS ON LOT 25032, 18057 AND 15741 IN RAWANG, SELANGOR
18th February 2025

PROPOSAL BY:

HEDZRIL ARCHITECT
B-13-6, WISMA PANTAI,
BANGSAR TRADE CENTRE,
5, JALAN 4/93A, OFF JALAN PANTAI BARU,
59200 KUALA LUMPUR MALAYSIA

HXA



RAWANG

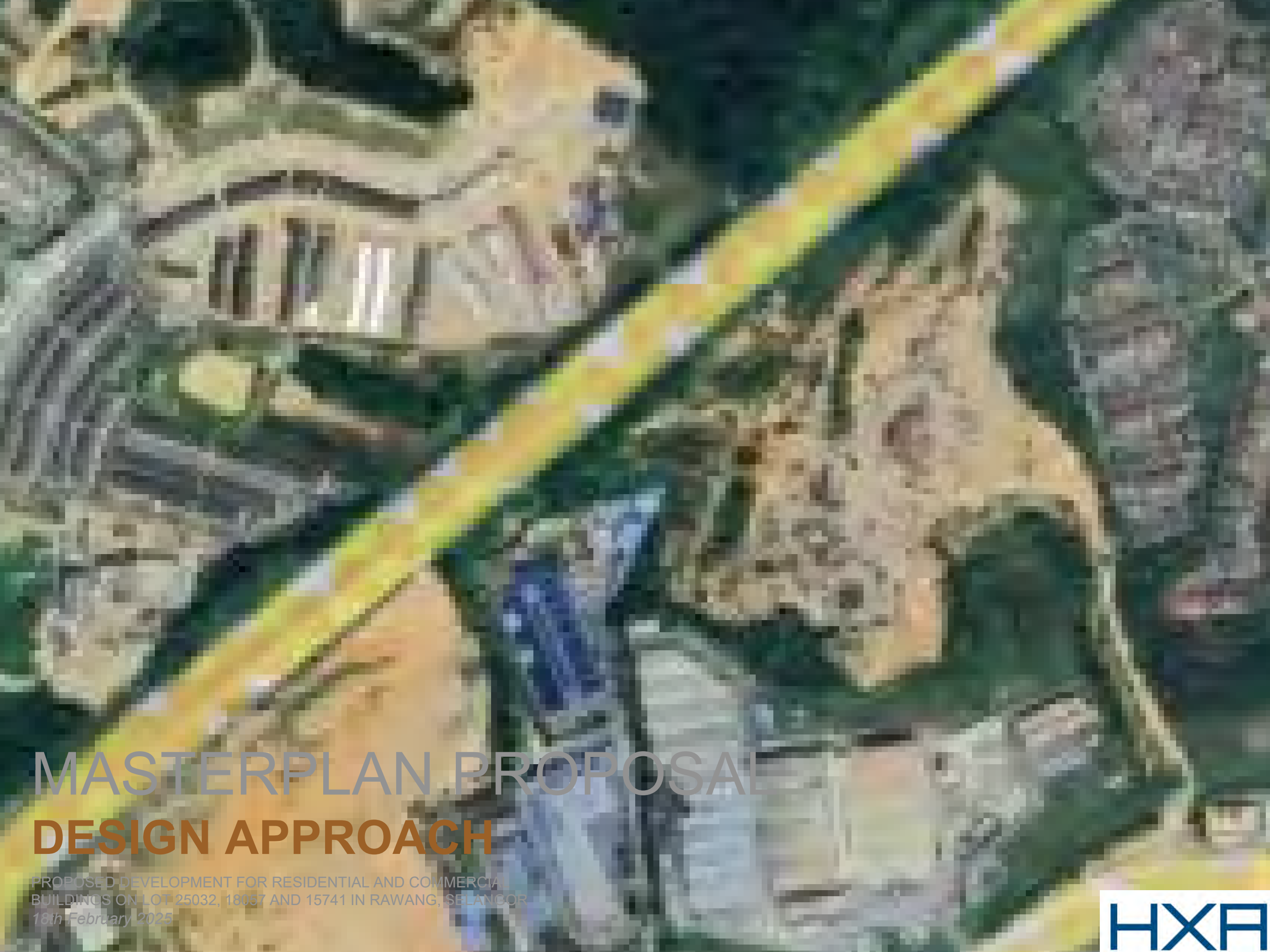
PROPOSED DEVELOPMENT FOR RESIDENTIAL AND COMMERCIAL
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18th February 2025



THE SITE

PROPOSED DEVELOPMENT FOR RESIDENTIAL AND COMMERCIAL BUILDINGS ON LOT 25032, 18057 AND 15741 IN RAWANG, SELANGOR
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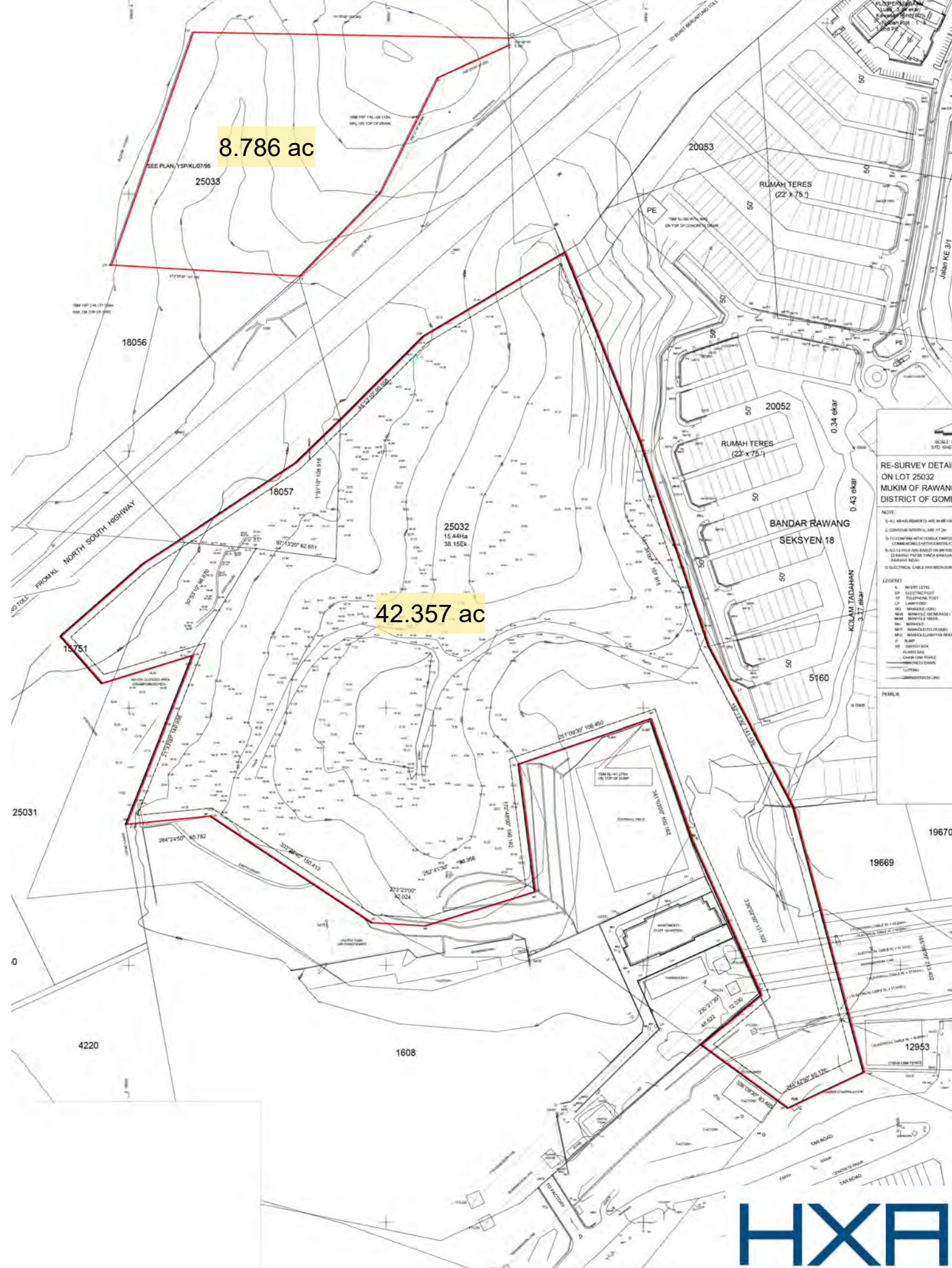
An aerial photograph of a residential area with a yellow highlighted path and a blue highlighted area.

MASTERPLAN PROPOSAL

DESIGN APPROACH

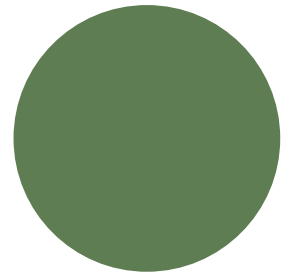
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CO-OP CITY
@*RAWANG*

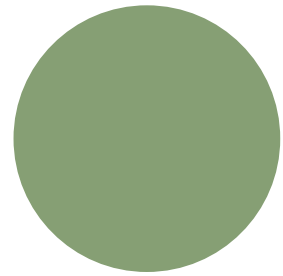


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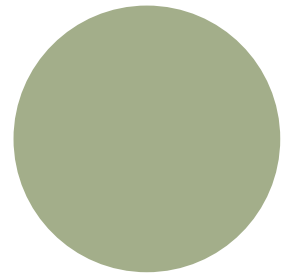
THE SITE



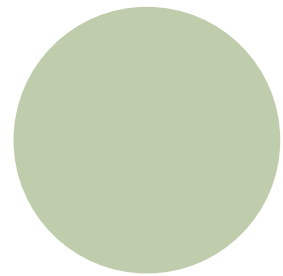
+80



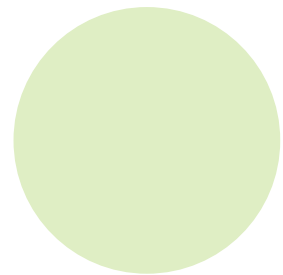
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+60



+50



+40



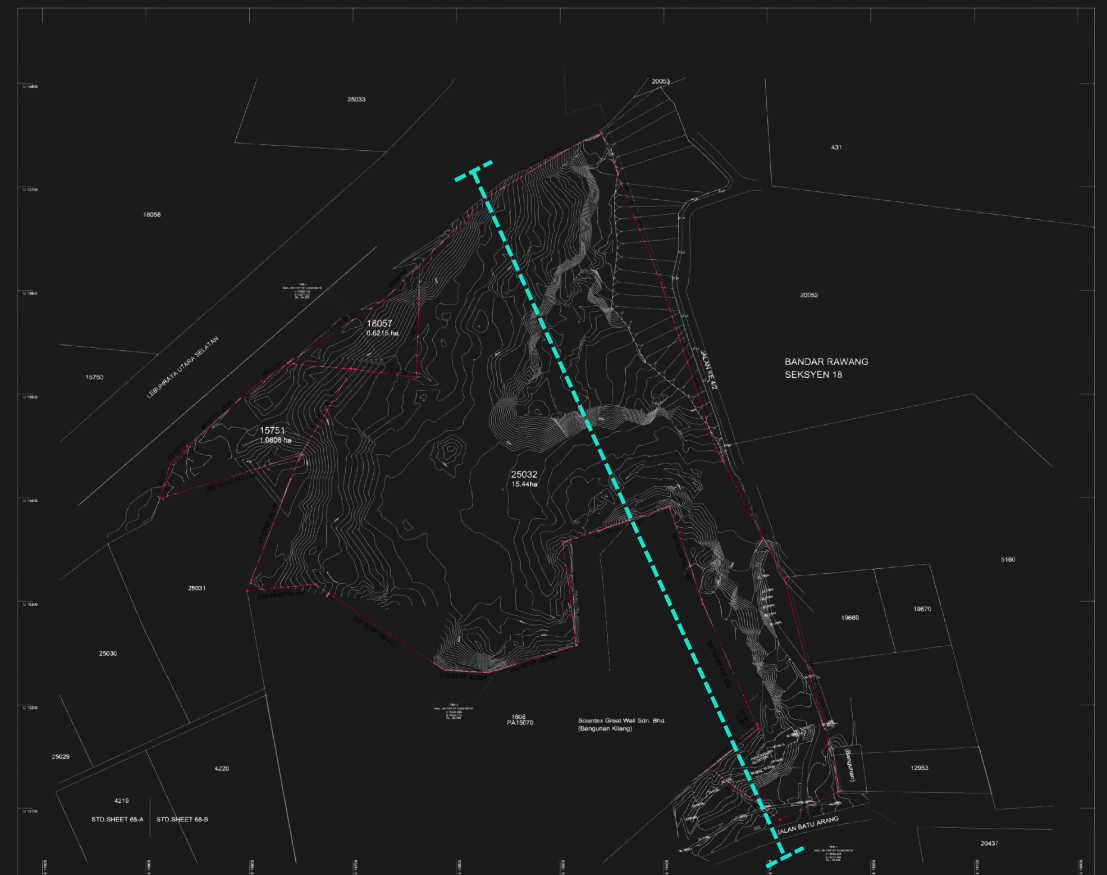


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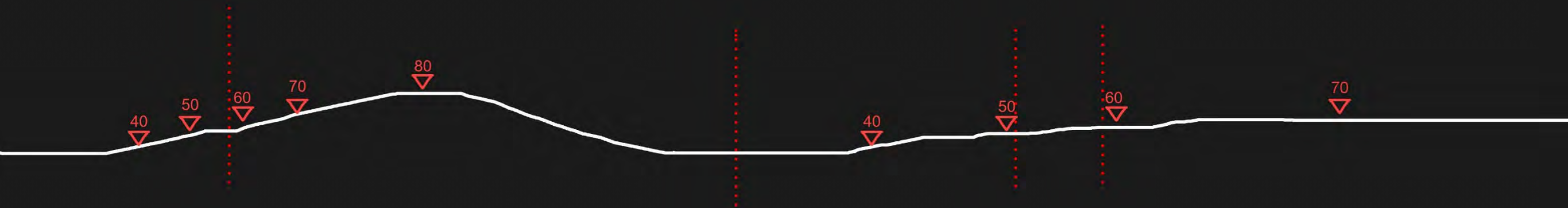
THE SITE



section A-A

MUTIARA KPFB

THE SITE



section B-B

MUTIARA KPFB

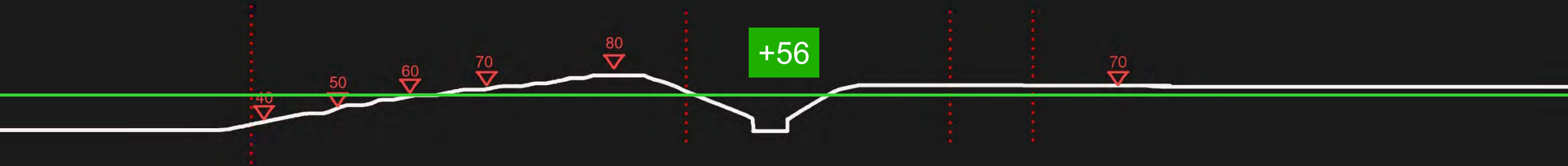
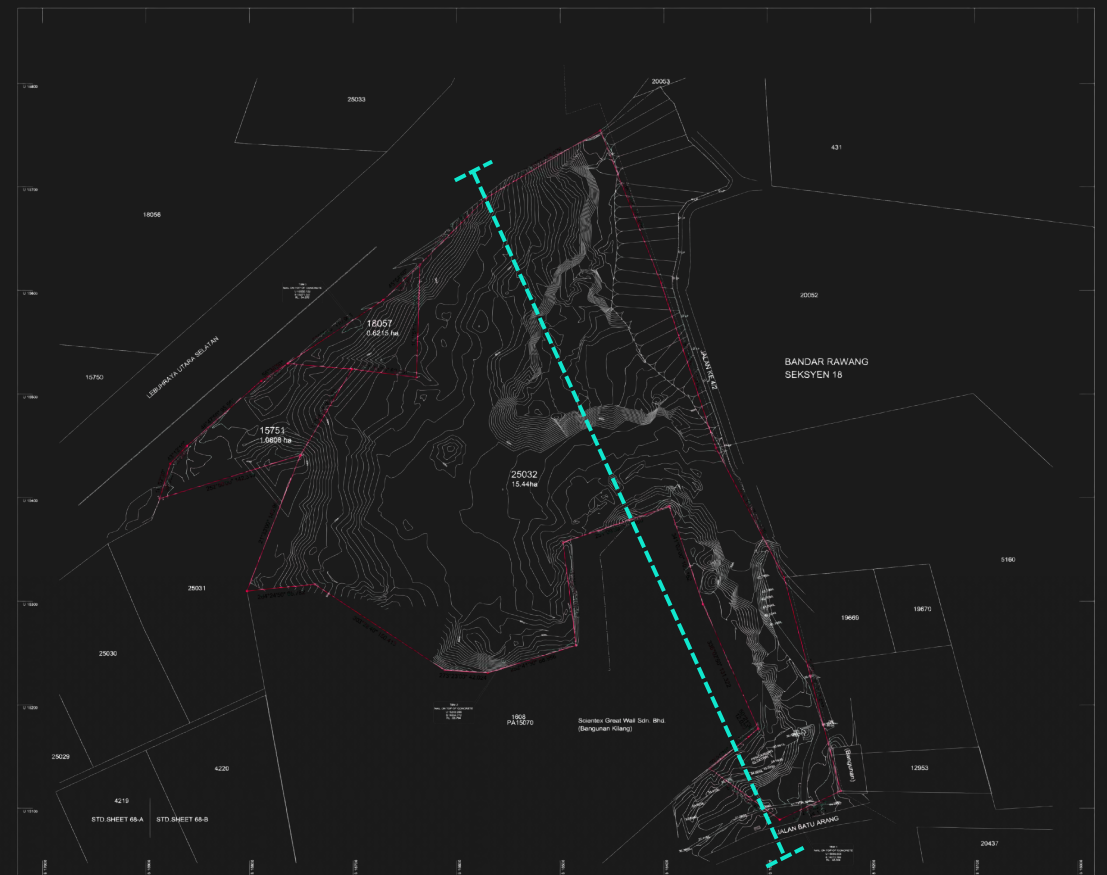
THE SITE



section C-C

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THE SITE



MUTIARA KPFB

GENIUS LOCI



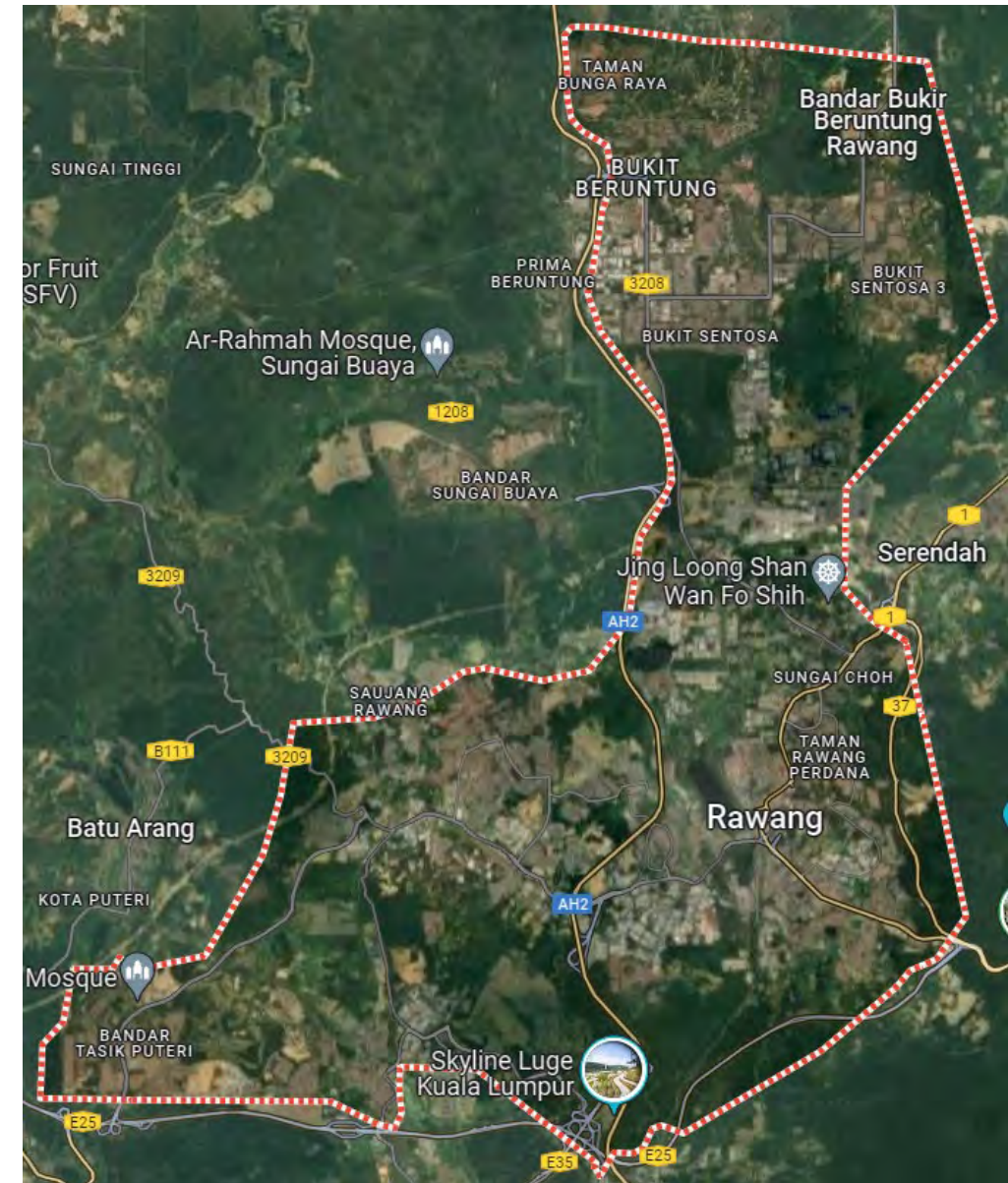
Transformed from a small town to a significant suburban area.

Rapid development with residential areas, commercial centers, and industrial zones.

Rawang,
Selangor

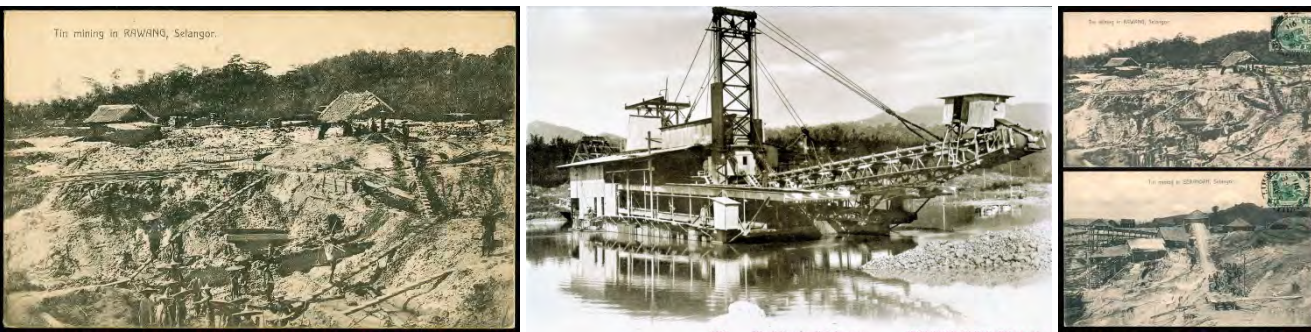
A town situated in the Gombak District of Selangor, 25 kilometers northwest of Kuala Lumpur.

It was founded around 1825. Initially, it was a small mining town. Over time, it evolved into a diversified economy, encompassing agriculture, manufacturing, and services.



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GENIUS LOCI



Tin mining

Late 19th Century to Early 20th Century

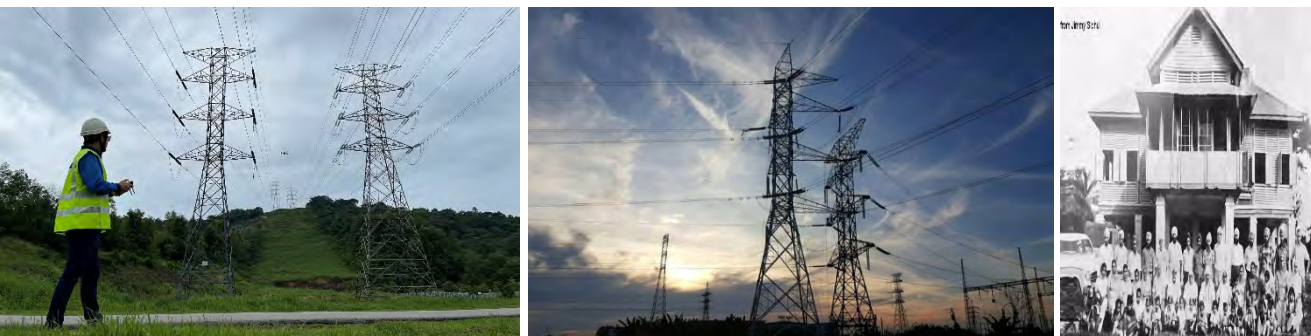
- Rawang's early development
- Attracted Chinese immigrants particularly the *Hakka* community



Concrete & Steel

Late 20th Century to Present

- Major infrastructure projects
- Major highways
- Residential buildings
- Commercial complexes



Electricity

Early 20st Century to Present

- The production has integrated Rawang into the global supply chain.
- Attracting international companies.

MUTIARA KPFB

GENIUS LOCI



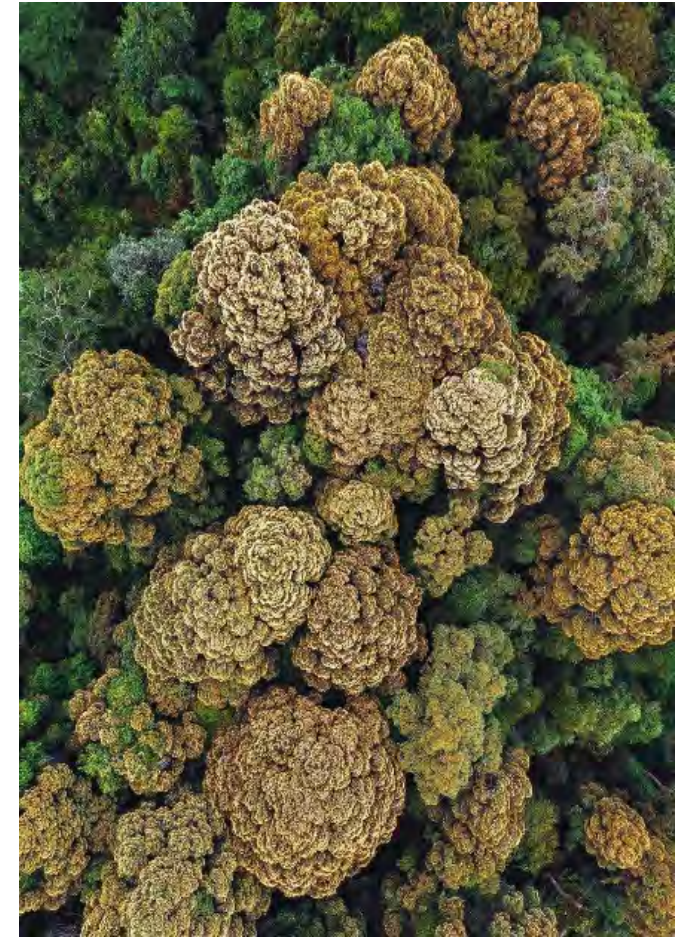
Palm Oil

Suitable with Malaysian tropical climate. Contributor to Malaysia's economy and supports many local farmers.



Rubber Tree

Major exporting product that supports the local economy. Its also provides jobs for local communities.



Giam Kanching Tree

Indigenous tree species in lowland tropical rainforests. Facing deforestation and habitat loss.

MUTIARA KPFB IDENTITY



LAMAN WEB RASMI

FELCRA Berhad

A corporate organization owned by the Malaysian government, under the minister of finance.

Established as a statutory body in 1966 with the name Federal Land Consolidation and Rehabilitation Authority (Felcra).



- Actively involved in producing paddy that used modern farming techniques.
- Actively producing palm oil and manages extensive oil palm plantations.
- It also develops and manages rubber plantations, tapping and plantation management.

The *objective* to develop rural areas by helping the rural community to improve their living standards.

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GENIUS LOCI



Retail and
Wholesale



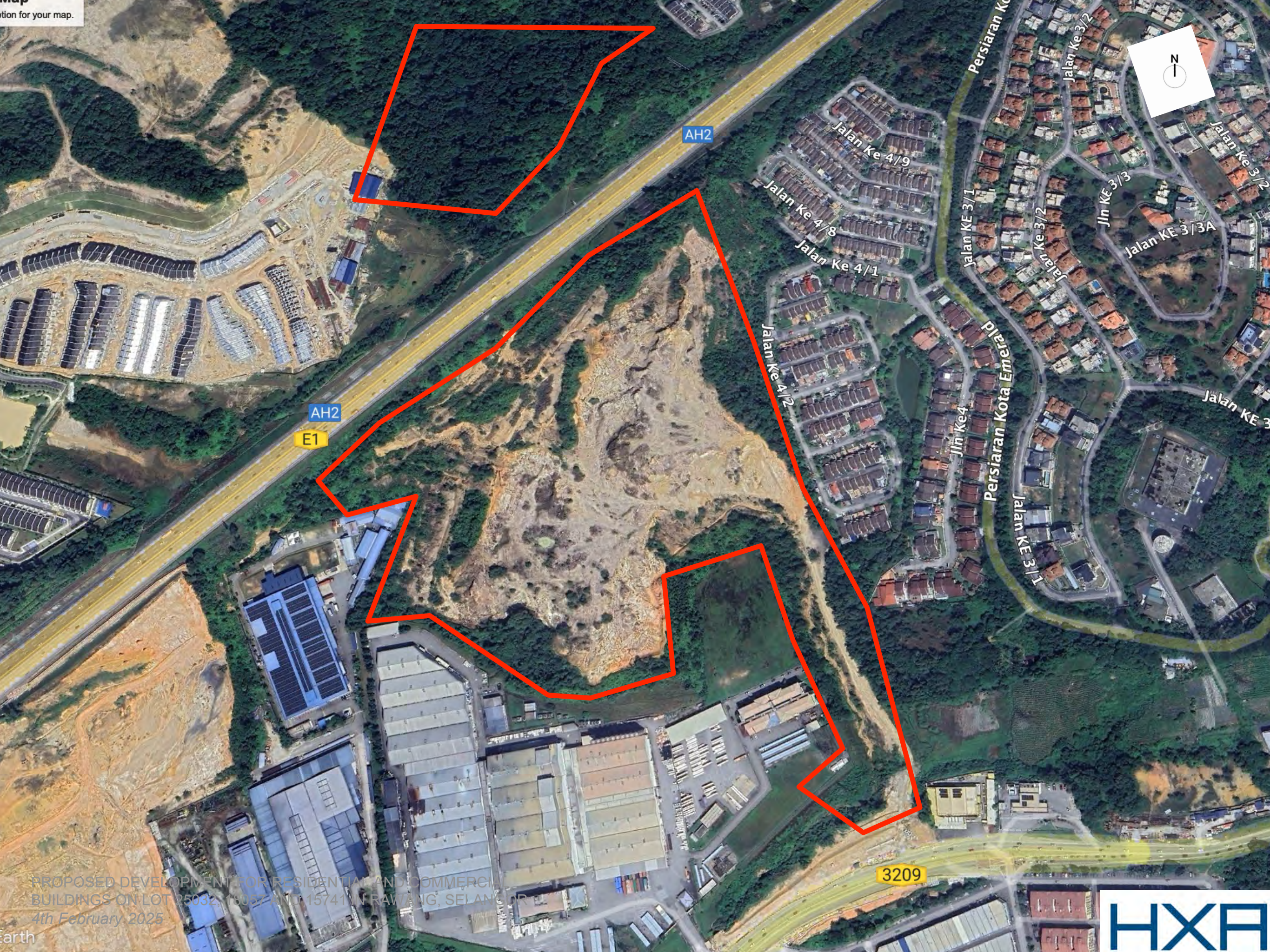
Food and
Beverage



Manufacturing and
Industry



Data Center



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North South
Highway

Future LRT

Kota Emerald

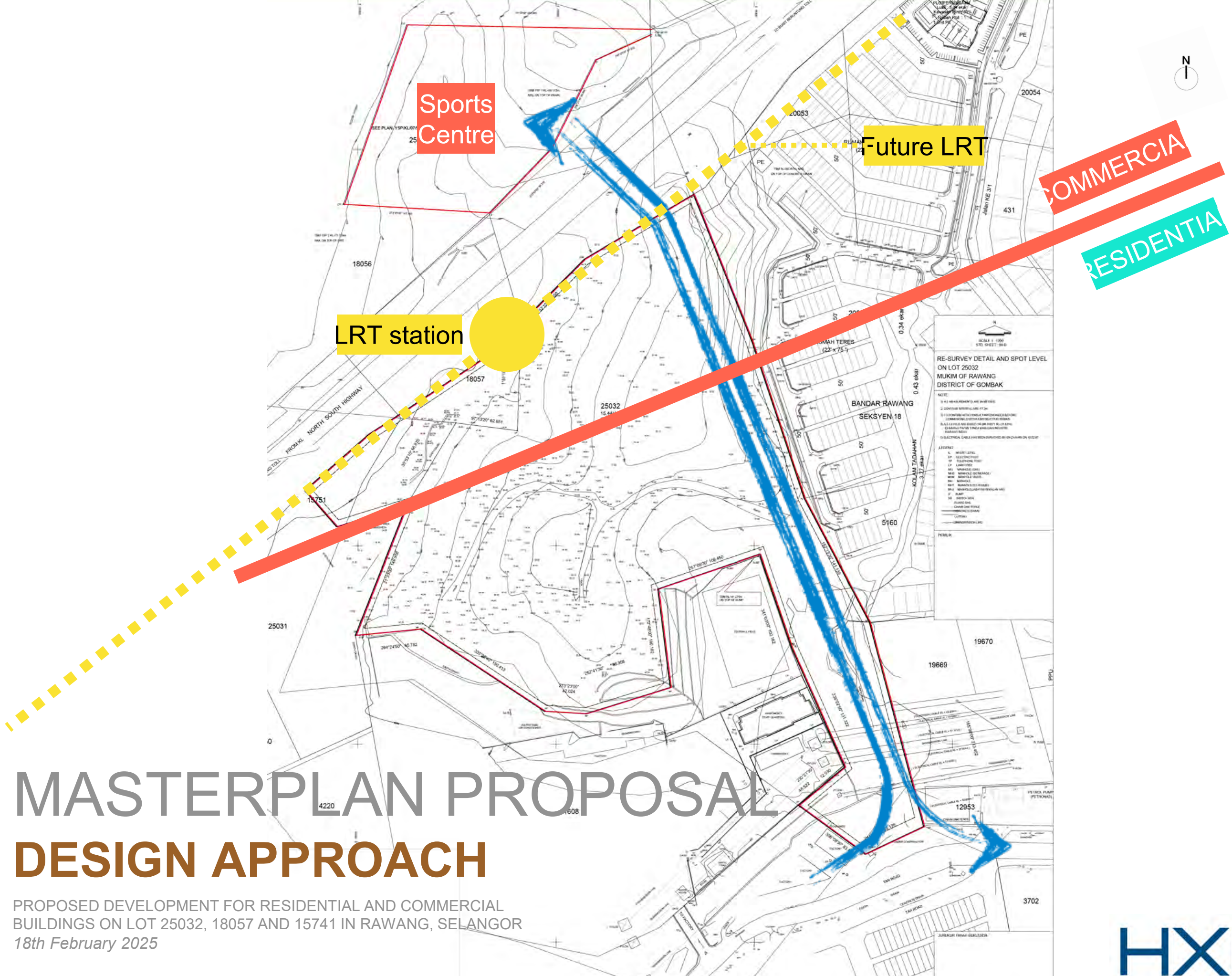
IOI MALL
(North)

Future
Commercial

Jalan Batu Arang



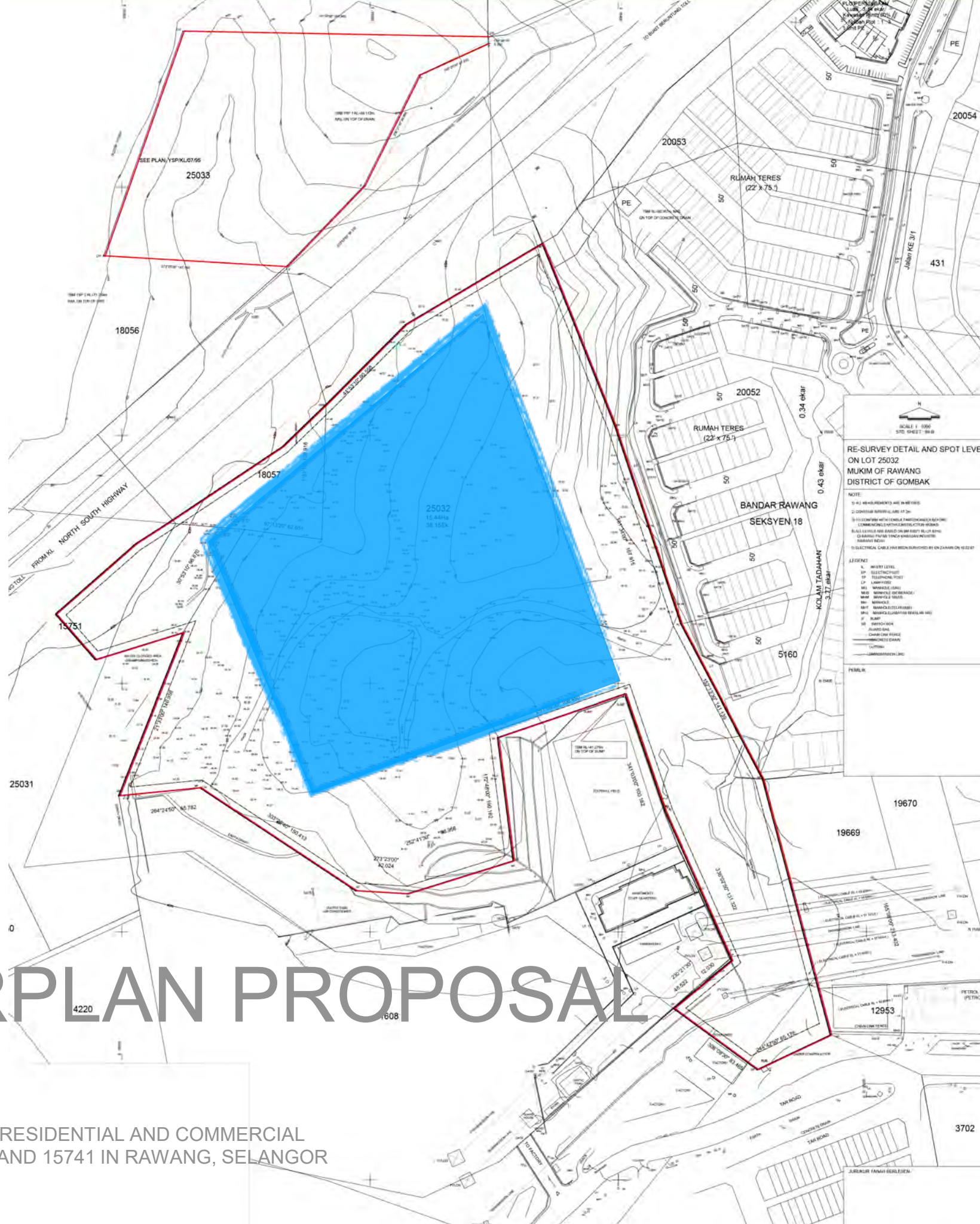
НХА



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Plinth area

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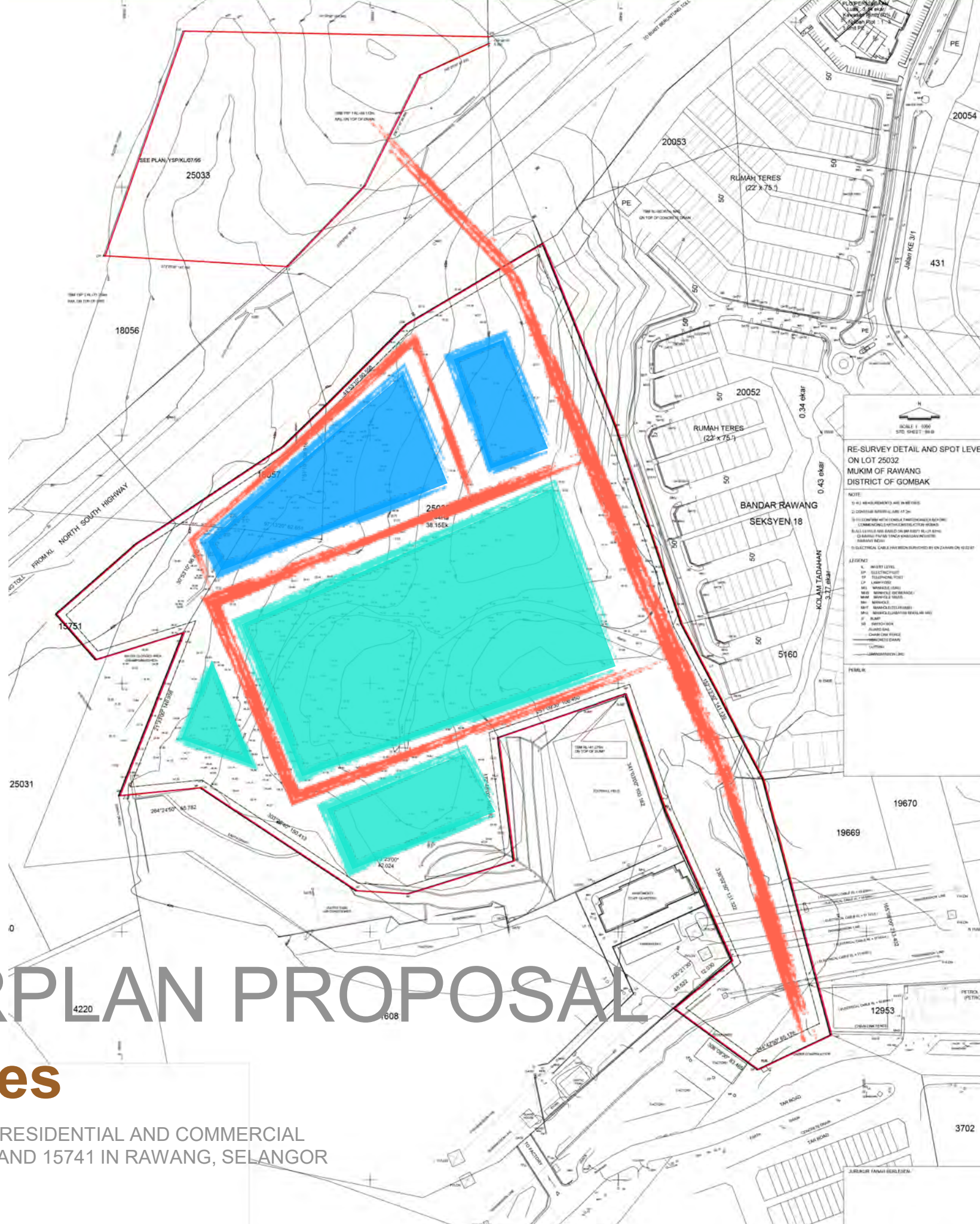
Main arteries

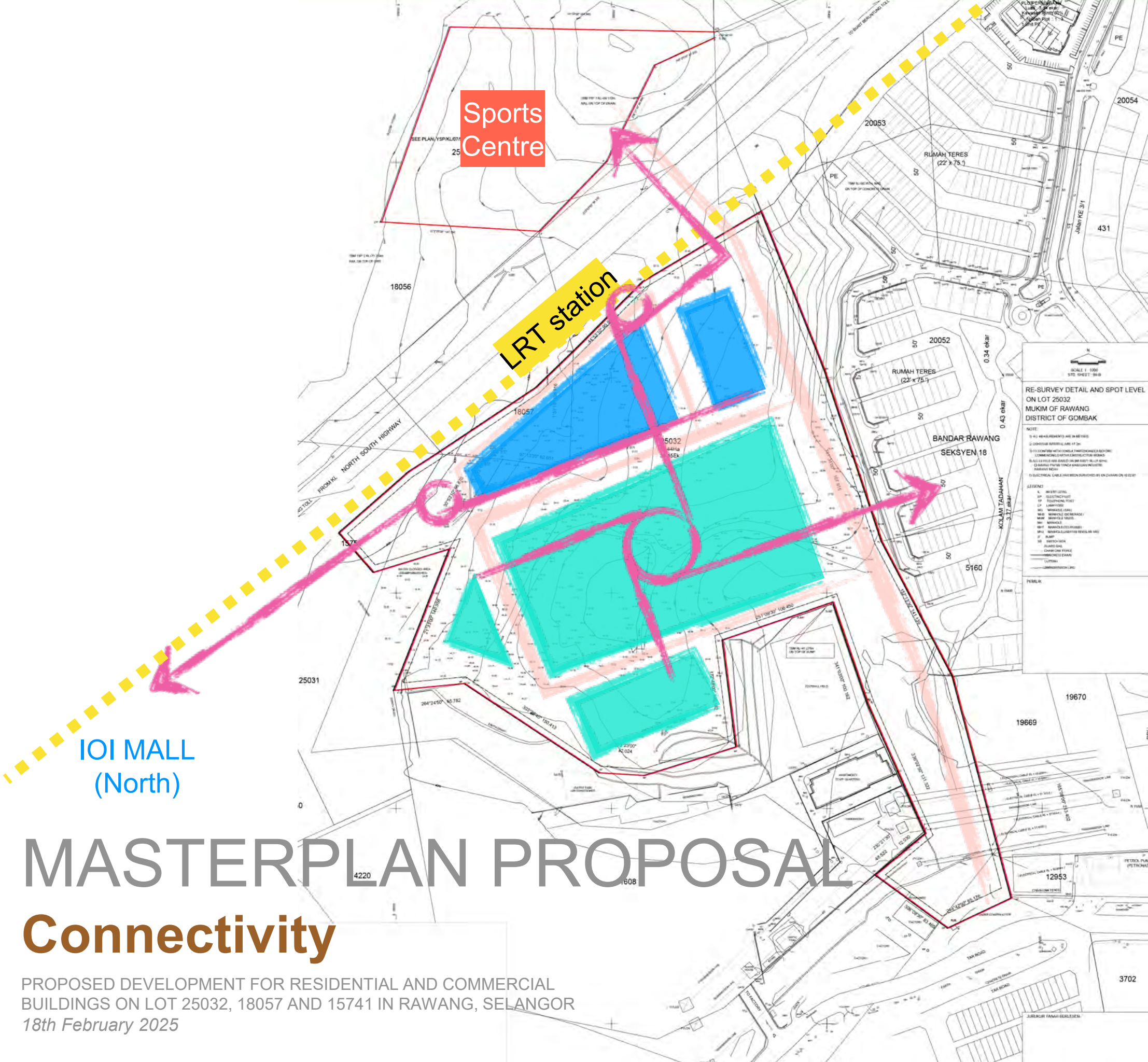
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Main arteries

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Connectivity

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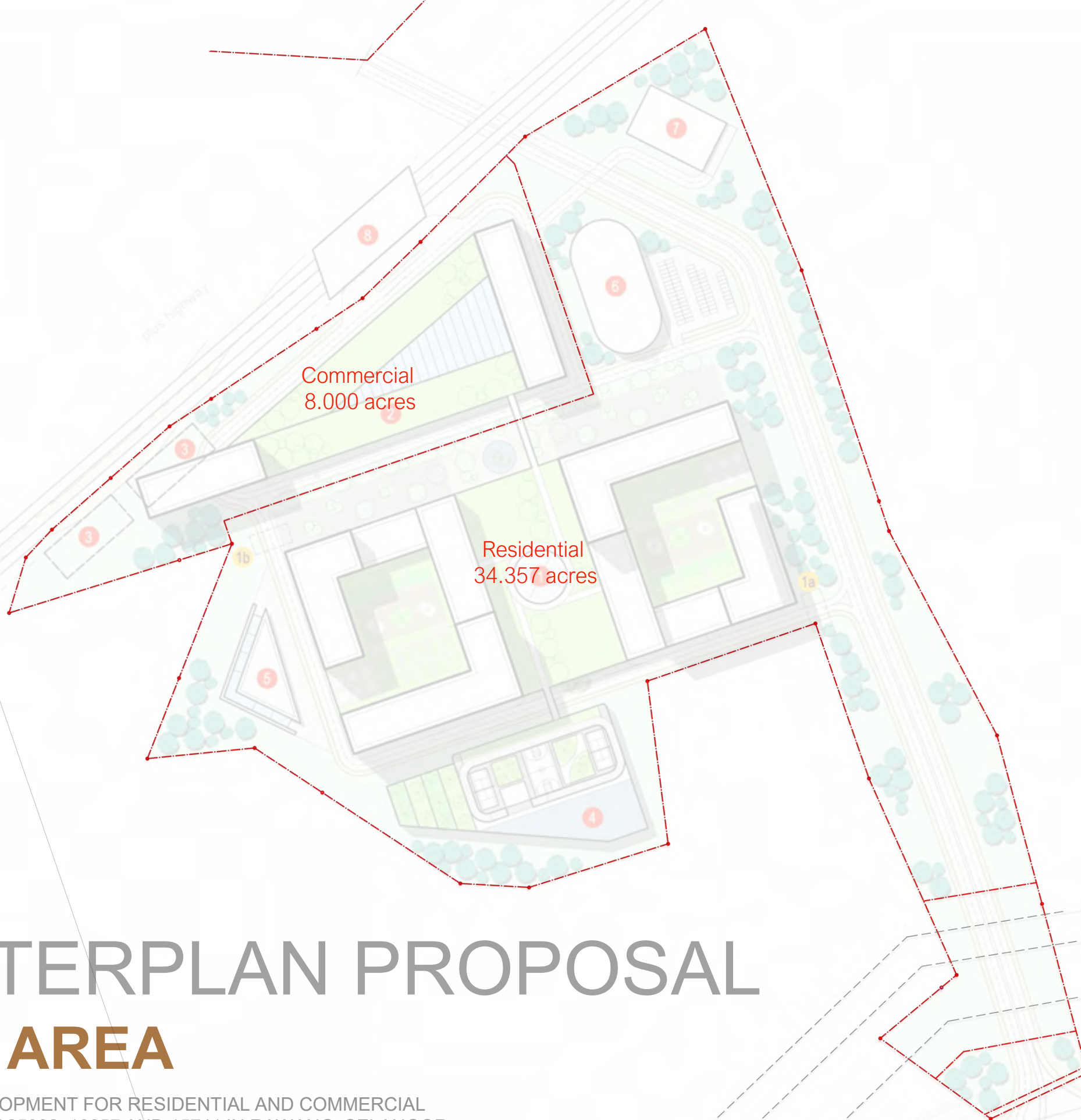
BUILDING COMPONENTS

- 1 Residential Blocks
 - 1a Residential Guardhouse
 - 1b Residential Guardhouse
- 2 Future Commercial Development
- 3 Petrol Stations
- 4 Sports & Recreation
- 5 Community Centre / Surau
- 6 Sales Gallery
- 7 Reservoir
- 8 Future LRT Station

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SCHEMATIC SITE PLAN

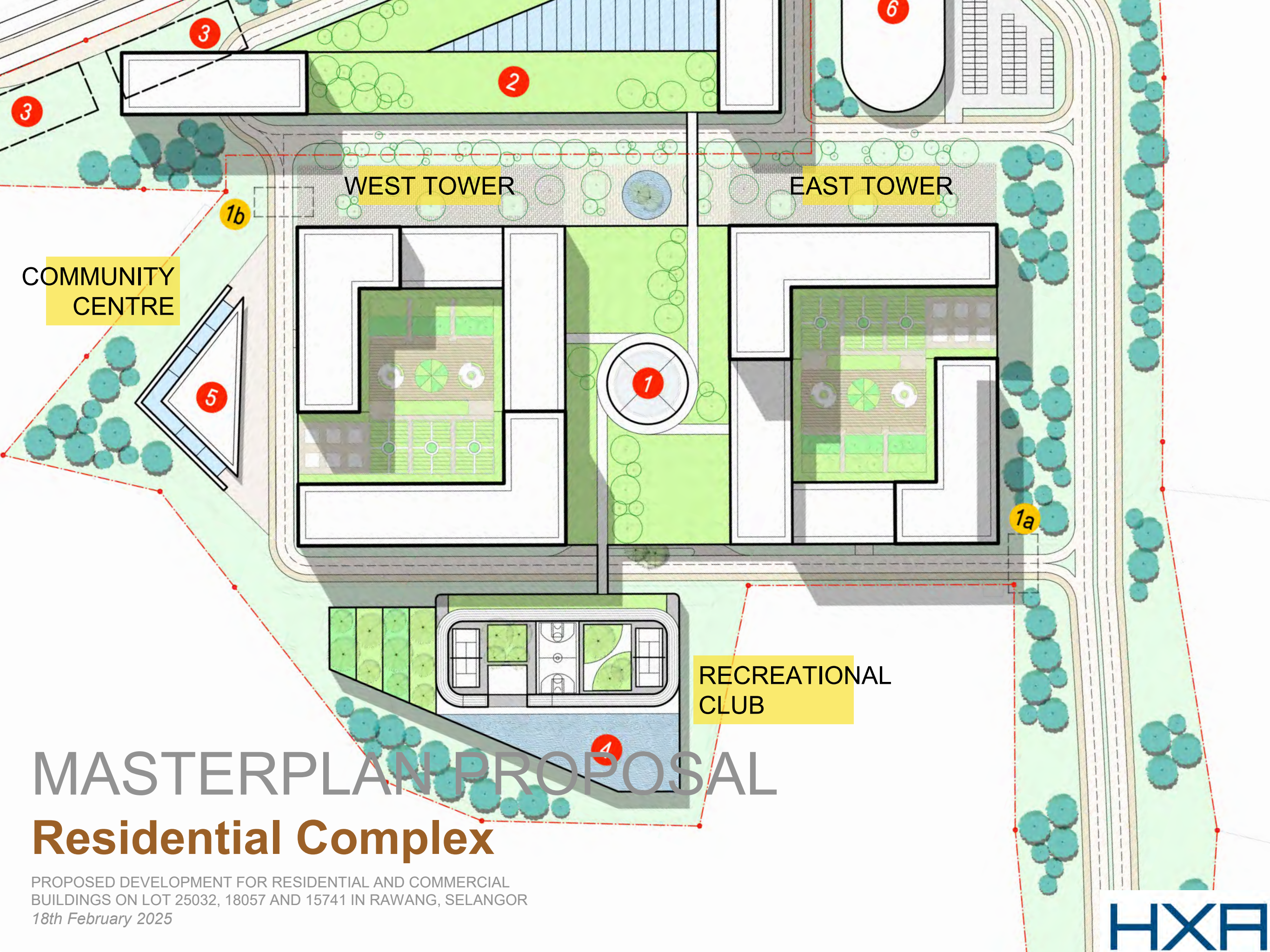
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LAND AREA

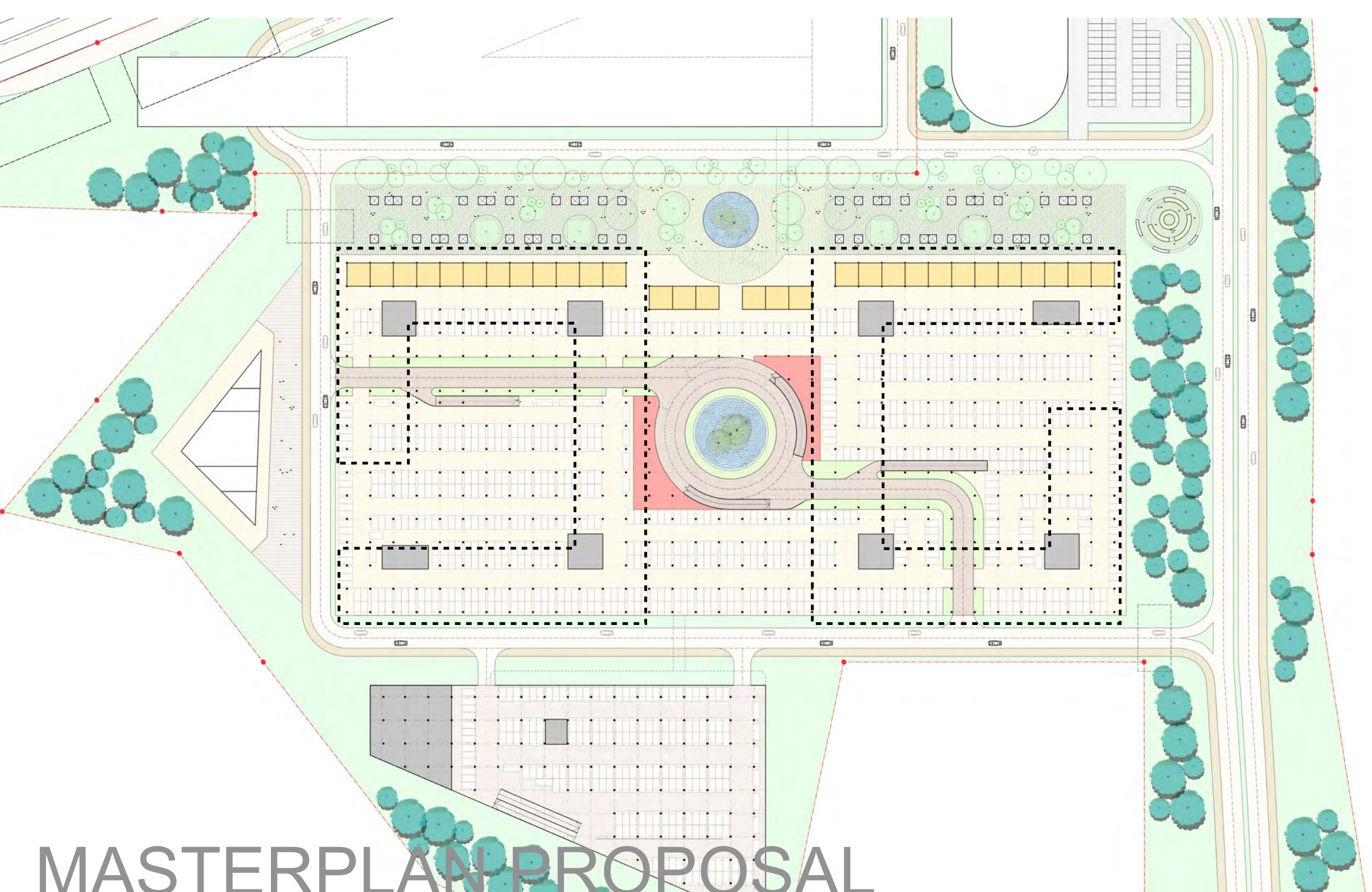
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Residential Complex

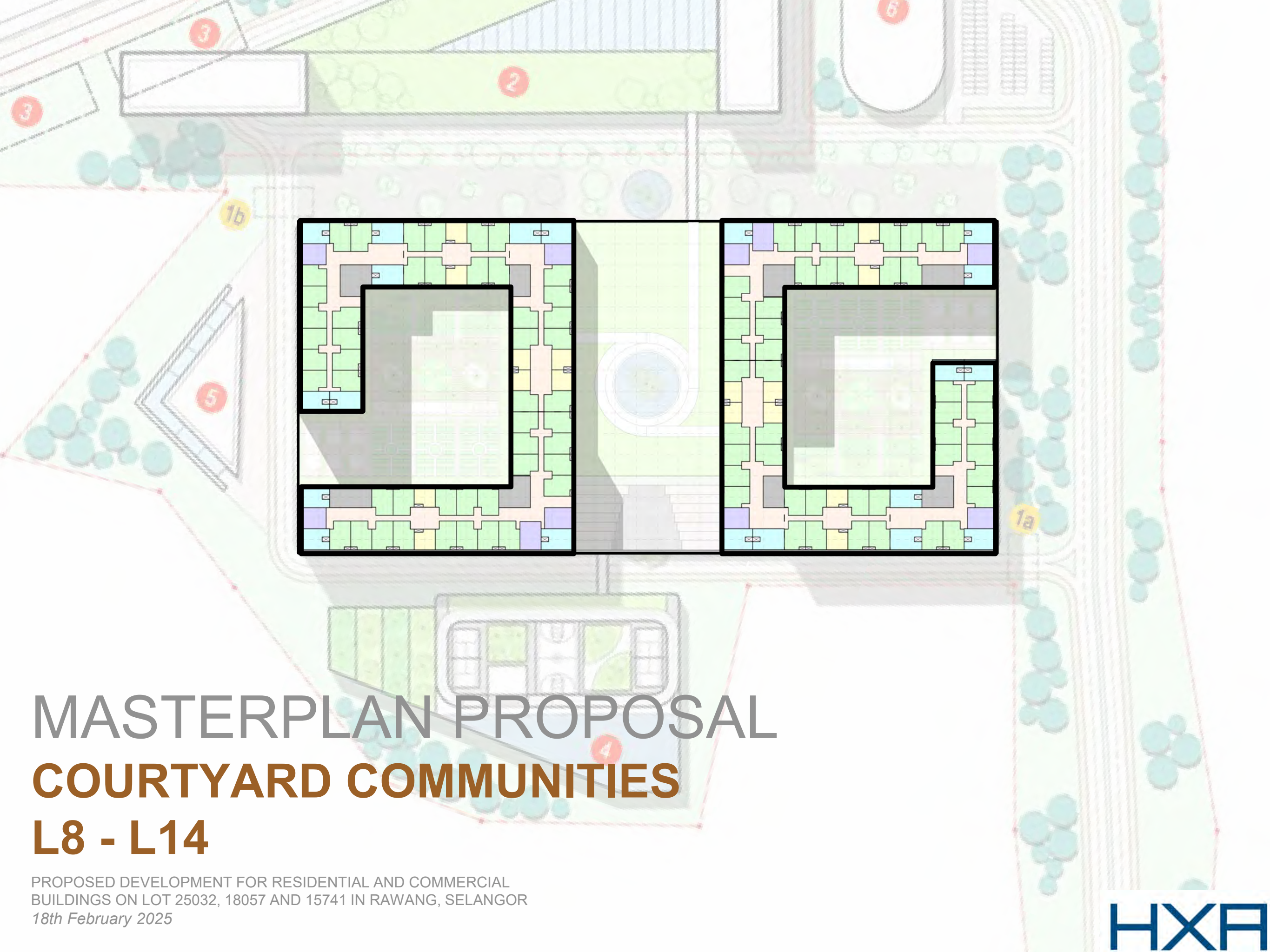
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Ground floor

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COURTYARD COMMUNITIES

L8 - L14

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MIRRORED TOWERS

L15 - L31

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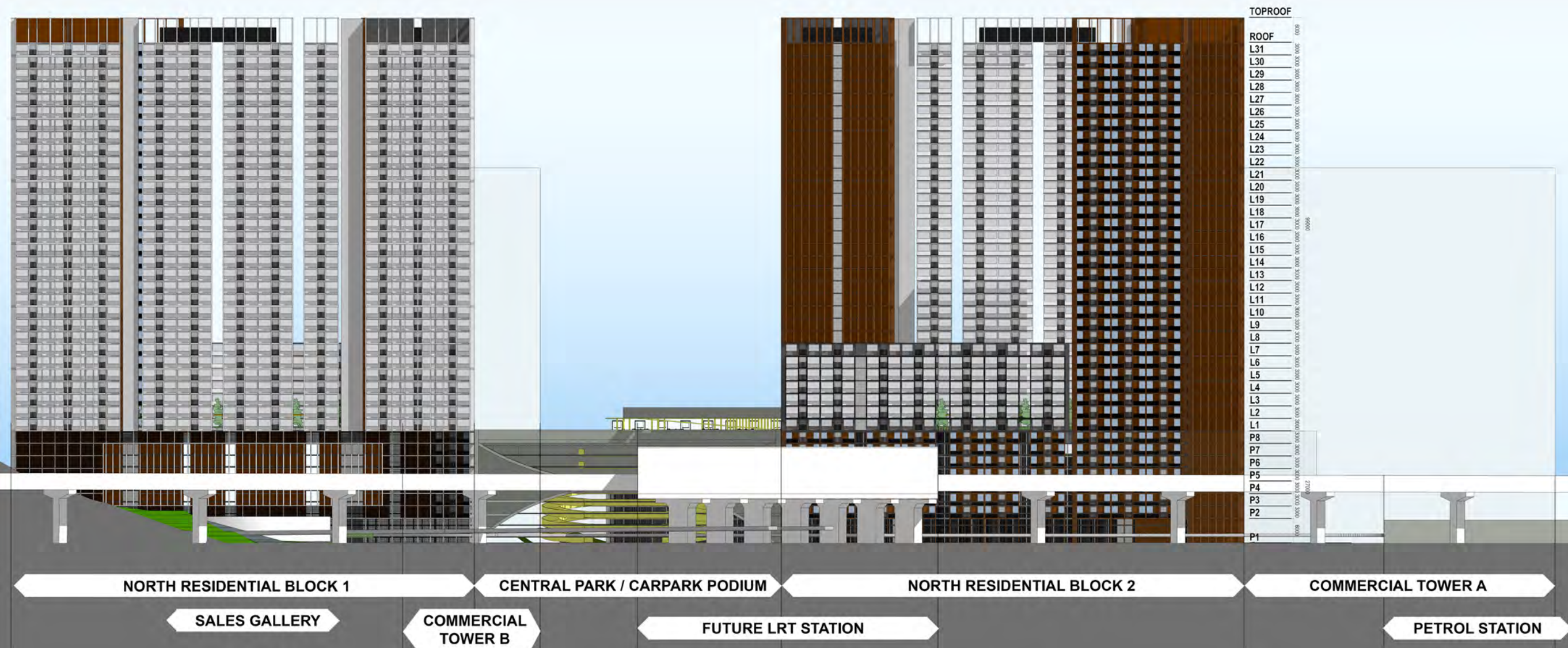


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TYPICAL UNIT LAYOUT *(in progress)*

750 sqft

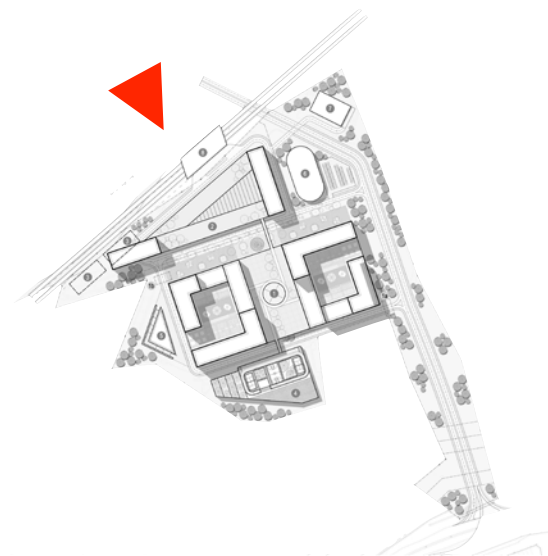
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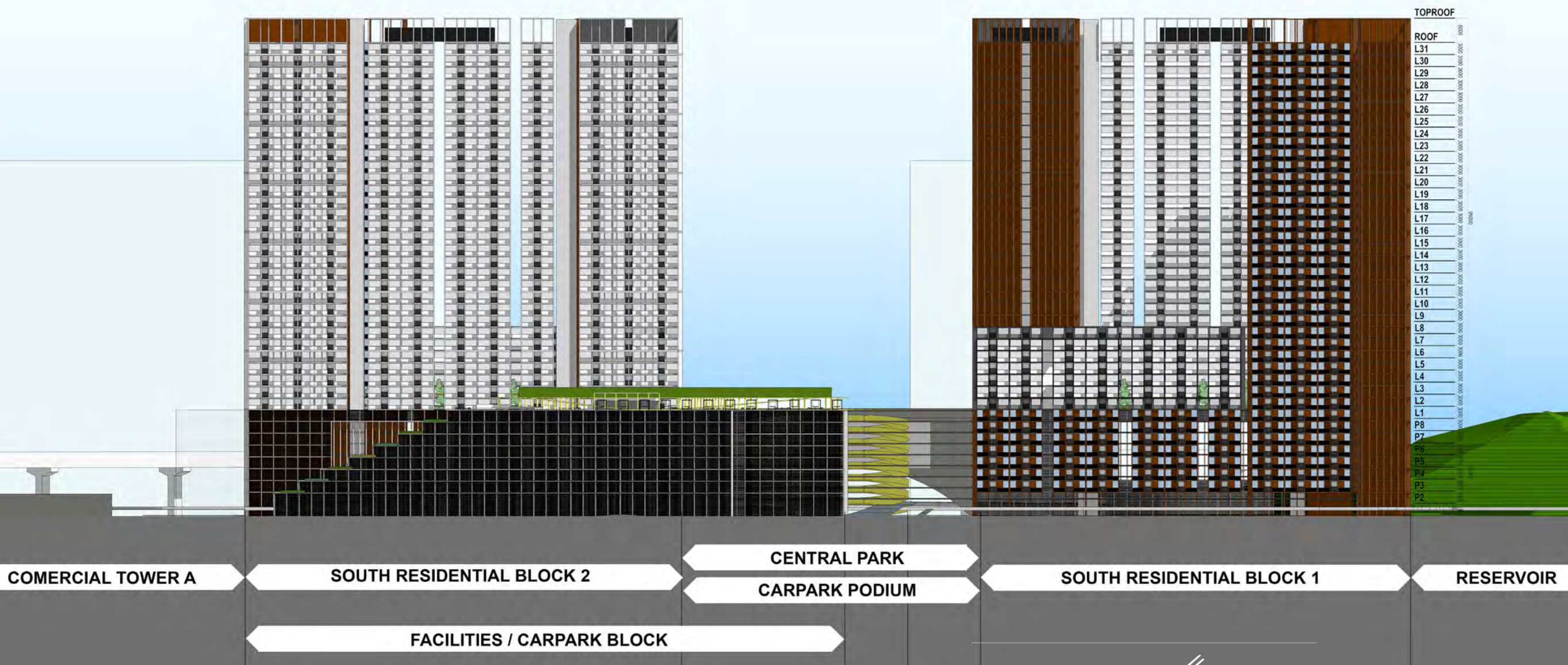
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SCHEMATIC NORTH ELEVATION

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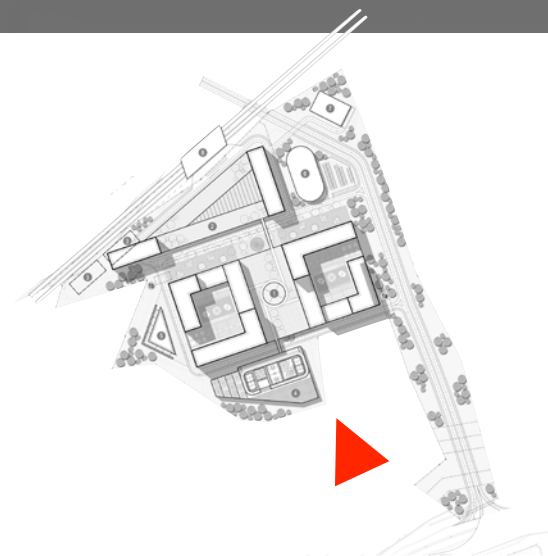
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SCHEMATIC SOUTH ELEVATION

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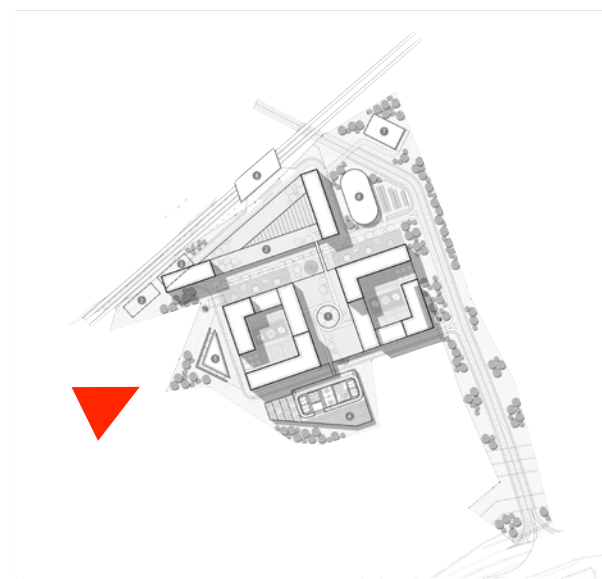
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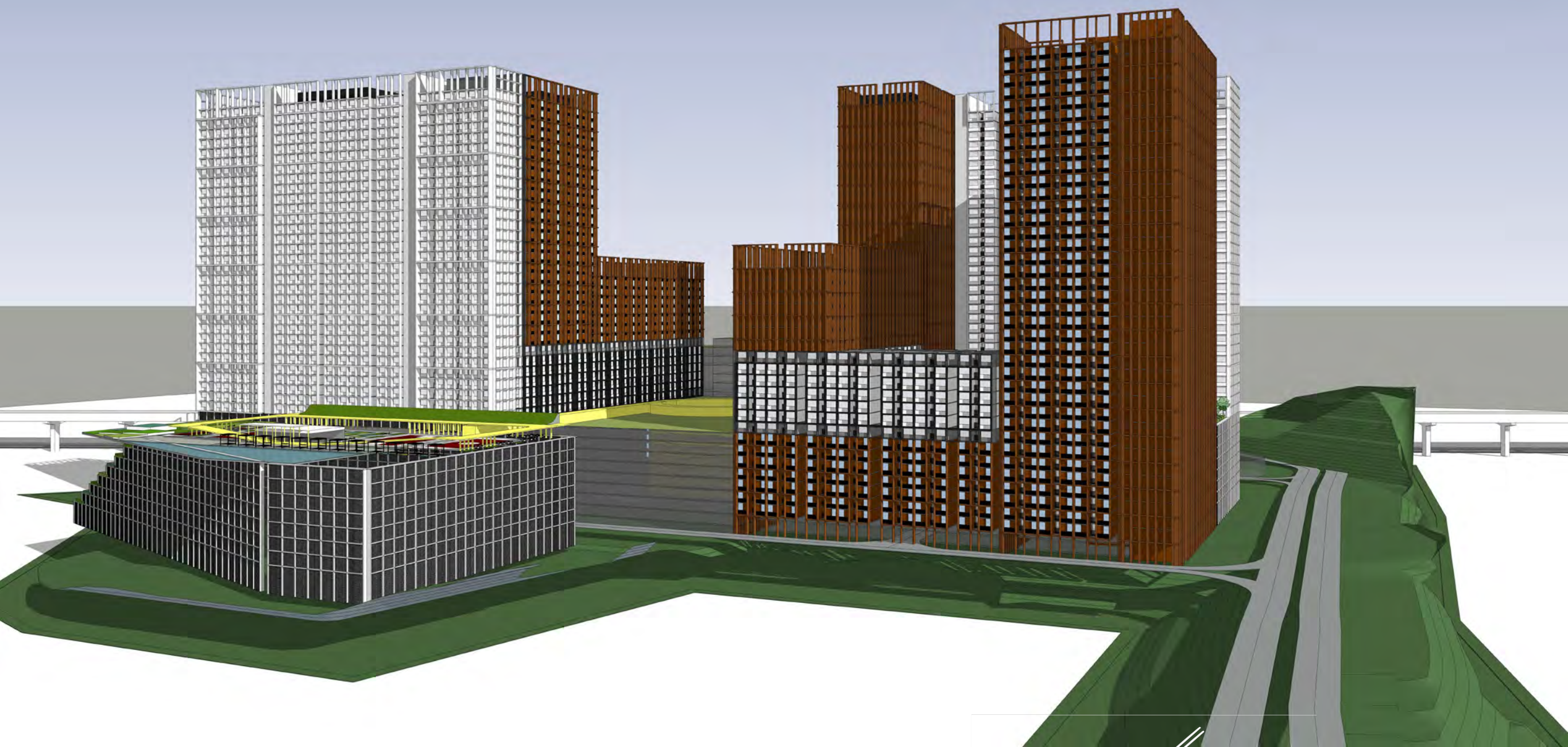
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SCHEMATIC WEST ELEVATION

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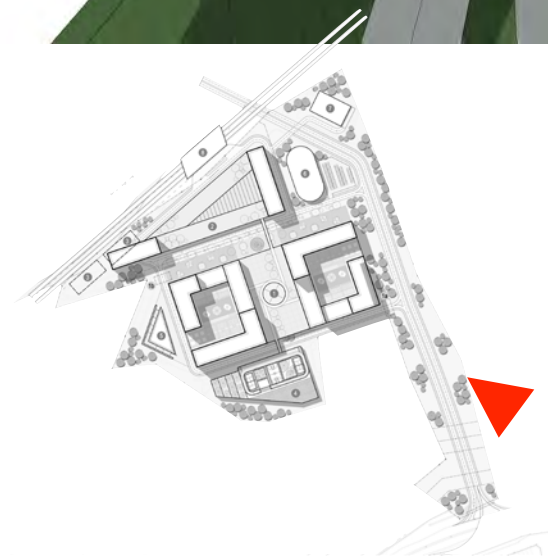


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View from Jalan Batu Arang

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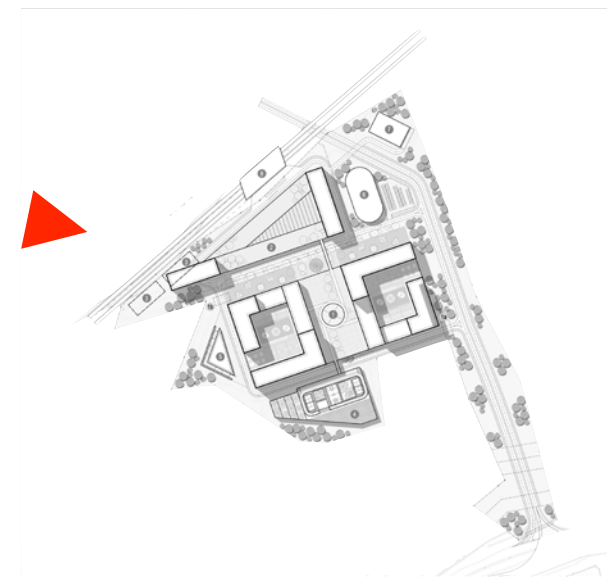
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HXA ASSOCIATES SDN BHD



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Birdseye view 1

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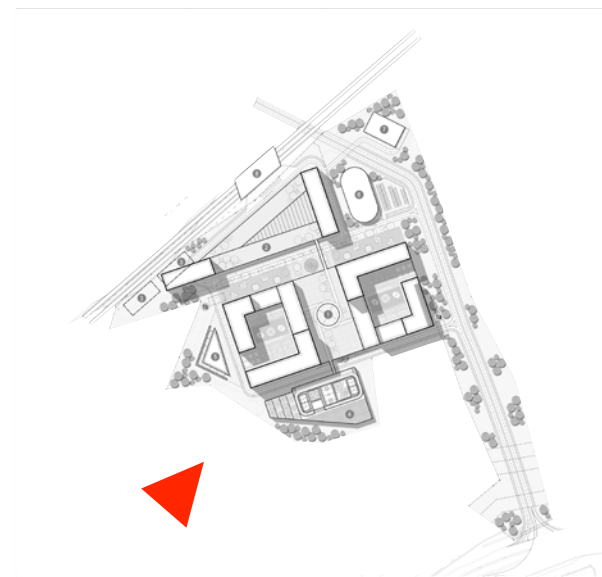


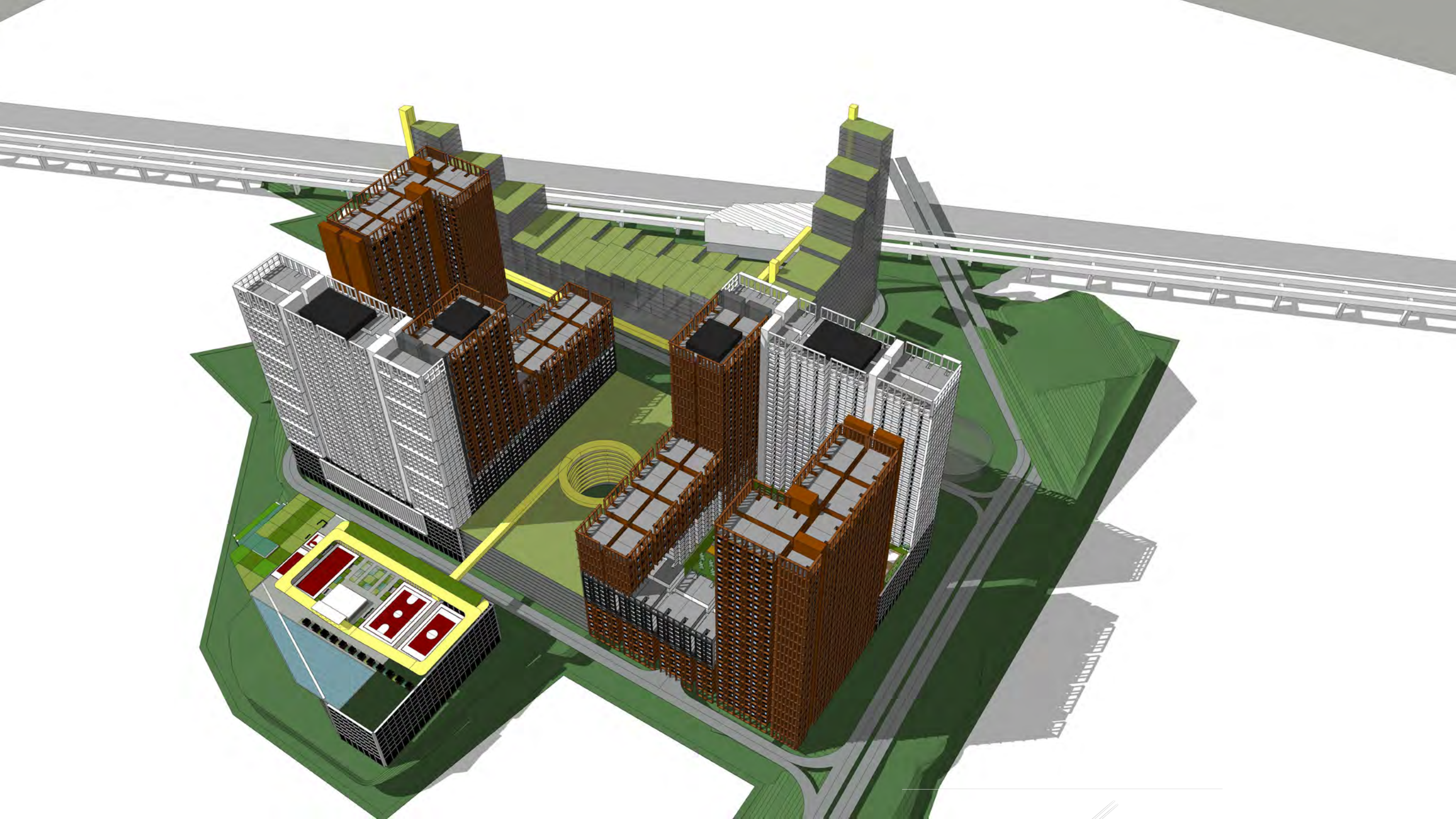


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Birdseye view 2

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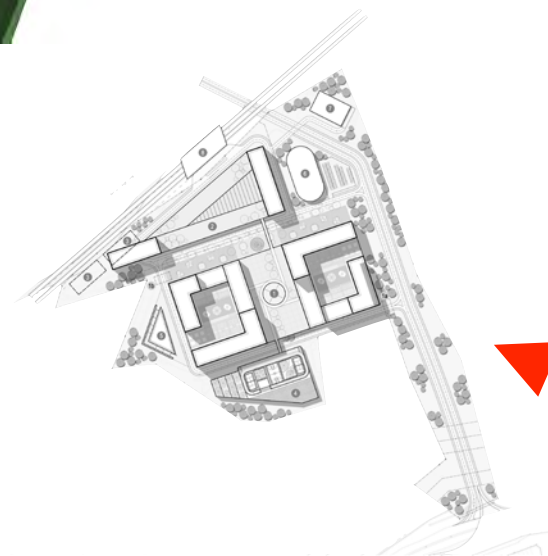




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Birdseye view 3

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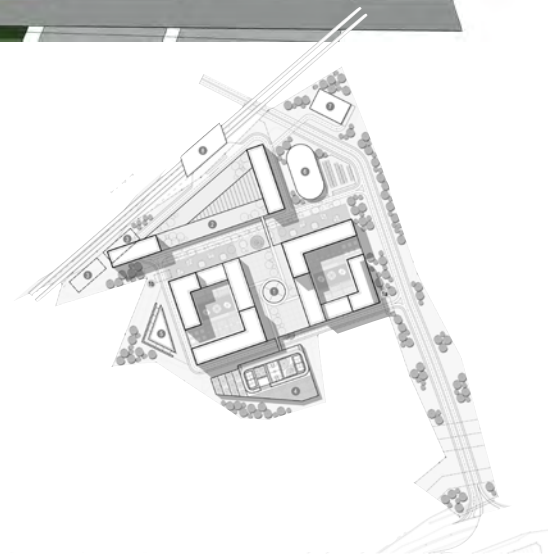


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Birdseye view 3

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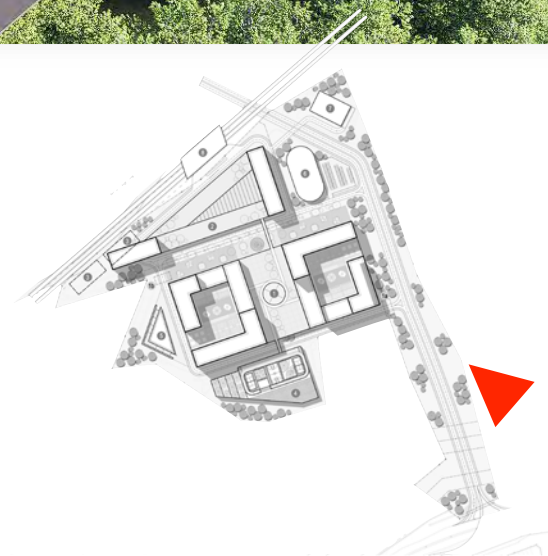




MASTERPLAN PROPOSAL

perspective

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