

ASIA AWARDS
MALAYSIA
with iProperty

Sutera 五福城

Vol 74

Harmony

PROPERTY GURU AWARDS

Take a look at the story behind our award winning journey

NEW TENANTS IN SUTERA MALL

Check out our featured tenants in Sutera Mall

SUTERA GOOD EARTH

Say Hello to the Muscovies at Sutera Good Earth Farm



EDITOR'S NOTE

Cheers to the new year and new beginnings! We're proud and delighted to announce that we won 2 awards at the 9th PropertyGuru Asia Property Awards for "Best Township Development (Southern)" and "Best Retail Architectural Design" in year 2022. This recognition spurs us to work even harder next and to deliver our best to the Sutera community as well as visitors.

Sutera Square and Sutera Mall have become even more exciting as KOI The, a popular bubble tea drink company from Taiwan has opened an outlet in Sutera Mall. You'll find out more about this outlet that churns out freshly-brewed tea prepared with passion on Page 6. If you want to pamper yourself with a rejuvenating massage, which you truly deserve, turn to Page 8 to learn more about Siam Oasis.

If you're looking for a condominium with a private garden or a Semi-D house, in a caring and thriving community, check out Page 16 for news about our latest residential offering.

We wish you a Happy New Year! See you in our next issue!

转眼又迎来新的一年!我们自豪地宣布,在2022年Sutera荣获今年第9届PropertyGuru亚洲房地产大奖中的“Best Township Development(南部)”和“Best Retail Architectural Design”两个奖项。这项认可促使我们对未来发展项目提升到新的高度,并为五福社区居民和访客提供更优质的服务。

五福商圈和五福广场持续火热中,来自台湾的饮料品牌KOI在五福广场开设了分店。若你想要品尝香醇的珍珠奶茶,那你可见第6页,让自己享受在其中!忙碌的生活也应该适当地让自己放松和平静下来,可以到Siam Oasis(第8页)通过按摩让您身心达到放松舒缓的感觉!

如果您正在一个寻找舒适又繁荣的社区,请查看第16页了解我们最新的住宅产品——私人花园公寓,以及半独立式豪宅。

我们在此祝您2023新年快乐!下期再见!



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PRIORITISING VALUE OVER REVENUE

The decision to move away from conventional designs and prioritising value over revenue has proven to be fruitful for Tanah Sutera Development Sdn Bhd (Sutera) as the developer has clinched the "Best Township (Southern)" and Best Retail Architectural Design for Sutera Square at the PropertyGuru Asia Property Awards 2022.

Sutera Utama is a well-known, award-winning township in Johor Bahru, having a string of awards since its inception in 1990. Among them is the Singapore Environmental Achievement Awards 2014. In 2017, another milestone in its sustainability journey was achieved when Sutera Mall won the Building Construction Authority Green Mark Gold Award for its innovative green features, energy and water efficiency as well as indoor and outdoor environmental protection. In 2020, Sutera Ideal was named the Best High-end Landed Development in the Southern region in the PropertyGuru Asia Property Awards.

The shop offices with modern contemporary design theme at Sutera Square stood out from the norm as the design approach differs from the conventional shop office typology. It features minimalist brick-liked cladding facade which presents the rustic appearance of the buildings.

Sutera Square, situated within the most vibrant location in the development, features 50 units of three-storey shop offices measuring 24' x 80' and 24' x 90', and the shop office units are in its last phase of development. Sutera Utama, which has over 200 units of existing shops with the Sutera Mall and Sutera Square in close proximity, also has the Pekin Restaurant, Sekolah Jenis Kebangsaan (Cina) Kuo Kuang 2, Kiwanis Care Heart Centre and the 100 LAMBS International School which offers an international curriculum designed to raise a new generation of Malaysians.

Sutera's sustainability initiative includes the Sutera Good Earth Project, which was launched to spearhead the zero waste living concept. Food waste is turned into compost and used as an alternative to synthetic fertilisers in the Sutera Good Earth Farm.

Meanwhile, sports enthusiasts can head to the Sutera Sports World which offers futsal, badminton and indoor cycling fitness, while Buddhists or those who are spiritually-inclined can go to Hsingma Si (Fo Guang Shan) where inner peace awaits the seeker.



五福城在众多强劲对手中脱颖而出，秉持规划有价值，并具有可持续性的城市社区发展。而因此在2022年PropertyGuru 亚洲房地产大奖中，赢得了 Sutera Square 的“最佳城镇项目(南马)”和最佳零售中心建筑设计奖。

Sutera Utama 是柔佛州新山著名的社区，自 1990 年成立以来获得了一系列奖项，尤其近几年获得更多的肯定，其中包括 2014 年新加坡环保成就奖。2017 年，Sutera也创了另一个里程碑，五福广场获得了新加坡建筑局之绿色建筑标志金奖。五福广场将建筑和设施采用不少绿色设备，推动绿色环保计划，并采用太阳能节约系统，在推广可持续性发展项目中扮演重要的角色。2020 年，Sutera Ideal 在PropertyGuru亚洲房地产大奖中被誉为“最佳高端有地住宅项目”(南马)。

摆脱传统设计，Sutera Square以现代感为主的商店办公室，展示出与其设计与众不同的特色外观。它具有极简主义的砖砌立面，呈现出建筑物质朴的高级美学。

Sutera Square 位于发展项目中最繁华的地理位置，拥有50间 三层商店办公室单位，面积有24' x 80' 和 24' x 90'。该商店办公室已到最后开发阶段。

Sutera Utama拥有超过200间的商业店铺，毗邻五福广场和五福商业圈，还有著名的北京楼、国光第二华文小学、同济爱心培训中心和 100 Lambs 国际学校。而100 Lambs的目标是培养新一代儿童全球理解批判性思维，创造力和解决能力。

Sutera致力推广环保绿化社区，不断地促进可持续性，包括成立五福农乐(Sutera Good Earth)。五福北京楼及五福商业圈的餐饮业主们参与，将收集的厨余送往五福农乐，透过自然发酵将厨余转化成堆肥，也可提供居民种植蔬菜，引领零废物生活理念。

同时，五福体育馆也综合了多种体育设施，包括五人制足球、羽毛球和室内单车健身。而佛教徒可以前往新马寺(佛光山)寻回自己内心的平静。



FEATURED DRINKS:



Ai Yu Ice Tea

Grass Jelly Gula Melaka
Milk Tea

Oolong Milk Tea



Ice Cream Ovaltine



Scan our facebook page!

KOI Thé, which originates from Taiwan, embraces its origins by infusing its tea products with cultural perfection and impeccable quality. This spirit is reflected in its tea-brewing process. From the moment the tea meets the tip of the tongue where the aroma instantly reminds you of freshly picked tea leaves, to the soothing aftertaste when you finally finish your sip --- the experience leaves an indelible impression!

The word "KOI" bears resemblance to the Chinese character (dou) which means "bean", and is used here to refer to coffee beans. Meanwhile, Thé is the French word for tea. Put them together and they sound like (toh teh) in native Taiwanese dialect, which in turn means "to serve tea".

The slightly tilted KOI logo further accentuates this.

KOI Thé's signature drinks are the Golden Bubble Milk Tea/Green Milk Tea, Brown Sugar Milk Tea, Yakult Green Tea with Aloe Vera, Grass Jelly Gula Melaka Milk Tea and Honey Milk Tea.

KOI Thé 起源于台湾, 品牌文化着重在原料的挑选、制茶的过程、产品的精准口感。再将品茶及细心沏茶的精神传递给消费者。为了达到从第一口到最后都是令人愉悦的, 调茶师将水量、茶叶、冰块、勺糖都精准掌握每一口的绝佳口感, 让你感受自然茶香, 不断在口中忘返留香。

“KOI”这个词类似于汉字「豆」, 以咖啡「豆」延伸出的意境。而Thé则是法语中「茶」的意思。KOI Thé连在一起, 像极了闽南话发音的“倒茶”, 这个可爱的名字就由此而来, 也体现了KOI专心做茶的理念。

KOI的招牌饮料 — 黄金珍奶, 这杯特色招牌可说是每个光顾 KOI 的顾客必喝的饮料! 再来还有黑糖奶茶, 养乐多芦荟绿茶, 仙草奶冻, 和蜂蜜奶茶等等。



VivoPizza

The Beginning- The Freshest Ingredients

It all began with a secret recipe from the Horrigan family. Besides its recipe, the biggest secret lies in using the freshest ingredients and to bake with true passion. That is how Vivo Pizza make the best American pizzas in town.

Through sheer hard work and passion, they've perfected this recipe for you to enjoy today.

Be sure to check out these dishes if you're there --- the "Smoked Chicken BBQ Pizza", "Crispy Chicken Panini", "New York Fish & Chips", "Baked Fish Pasta", "Tropical BBQ Chicken Chop", "Honey Baked Chicken Wings" and "Volcanic Chocolate with Ice Cream".

坚持初衷 — 采用最新鲜的食材

Vivo Pizza创办于Horrigan家族。除了独家秘方, Vivo Pizza坚持使用优质的新鲜食材, 向消费者们表现出了他们对比萨的热情和兴趣。而这也成为了Vivo Pizza有「最好吃披萨」的封号!

来到Vivo Pizza必须尝试的招牌美食有烟熏风味BBQ烤鸡肉披萨、意式脆皮炸鸡三明治、酥炸鱼柳、焗烤鲑鱼意大利面、烧烤鸡扒、蜜汁烤鸡翅、巧克力火山岩浆蛋糕。

Level 2, L2-029



FEATURED MENU:



Smoked Chicken BBQ Pizza



Crispy Chicken Panini



Tropical BBQ Chicken Chop



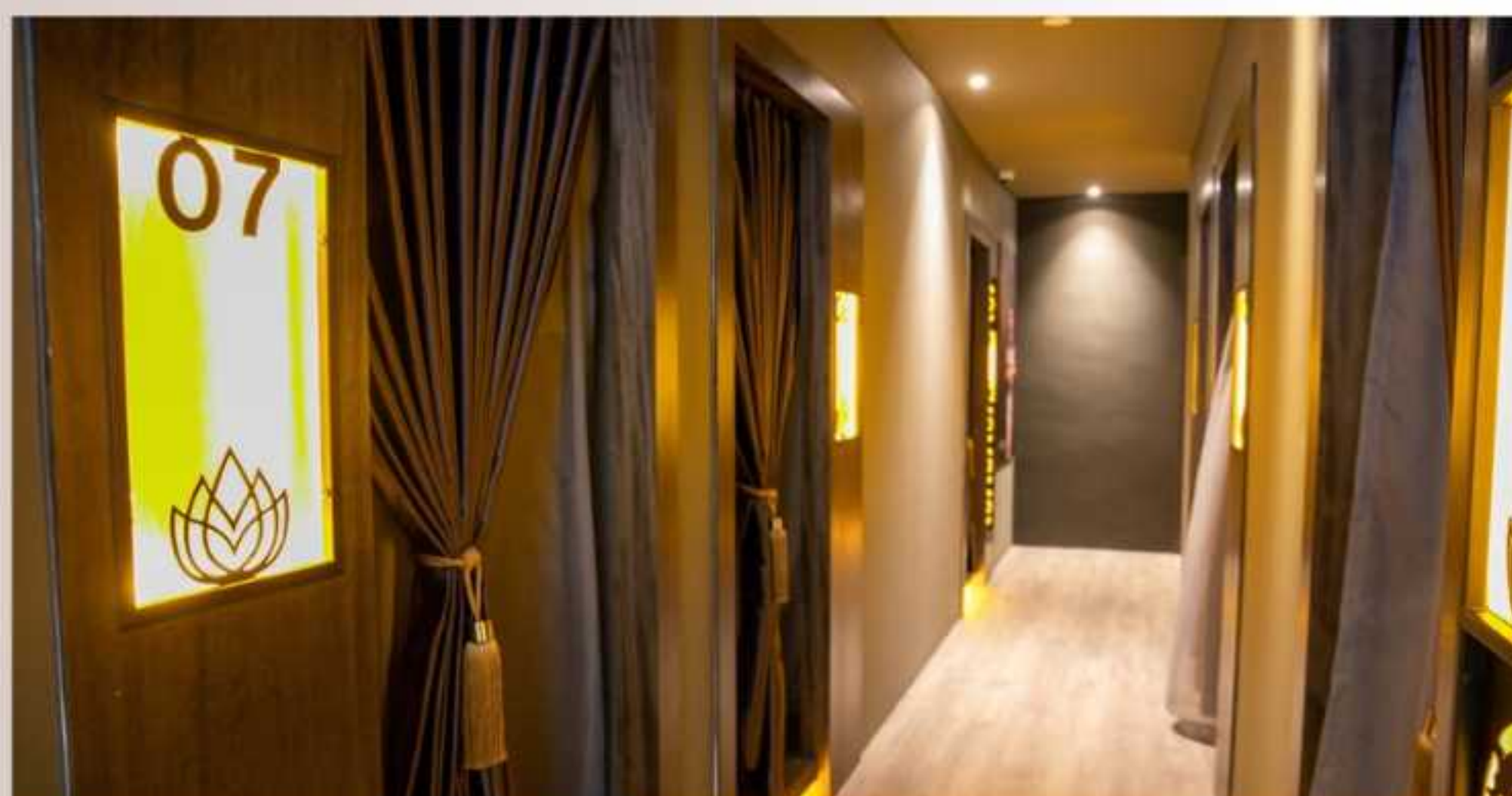
Volcanic Chocolate with
Ice-cream

Right Now in



SIAM
OASIS

Level 1, L1-037



Siam Oasis is a Wellness management company with extensive experience in providing creative solutions for traditional spa business by combining 'Art' and 'Technology' into its services.

We offer a wide range of massage services, performed by our experienced therapists, and also utilize the latest 'Light Activated Energy' therapy technology to help you live a healthier modern lifestyle. From our soothing treatments to the breakthrough Wellness Scientific therapy, each service is a great way to let you escape from all the bustle of life.

Siam Oasis 是一家健康管理公司,在通过将“艺术”和“技术”融入其服务中为传统水疗业务提供创意解决方案方面拥有丰富的经验。

我们提供范围广泛的按摩服务,由我们经验丰富的治疗师执行,并利用最新的“光活化能量”治疗技术帮助您过上更健康的现代生活方式。从我们的舒缓疗法到突破性的健康科学疗法,每项服务都是让您摆脱生活喧嚣的绝佳方式。



Scan our facebook page!





CUBICA PETS UNITED

Level 1, L1-037

Cubica Pets United is a pet store that beckons animal lovers. It has various breeds of dogs, cats, rabbits, guinea pigs, hamsters and other rare pets ranging from red ruddy chickens to lizards, snakes, scorpions, among others. In addition, they also provide pet grooming, shearing and other services. Those looking for pet accessories and supplies such as toys, food, snacks and more, can also check out this pet shop.

Cubica Pets United 是一间专业宠物店。售卖各种品种的狗、猫、兔子、天竺鼠、仓鼠，还有其他稀有品种的宠物，如红芦丁鸡、蜥蜴、蛇、蝎子等。除了售卖各式各样的品种宠物之外，还有提供宠物美容、剪毛、SPA等服务。同时也有售卖宠物用品如玩具、食品、零食等等。喜欢宠物的你们一定要过去看看！





HAPPY CHINESE NEW YEAR

五福城广场 最大最齐全的 年货城

23 DEC 2022 - 21 JAN 2023 | LEVEL 2 & LEVEL 3

Say Hello to the Muscovies at Sutera Good Earth Farm 一同探索五福农乐!

Have you
heard of
Muscovy
Duck?

你有听过
瘤头鸭/番鸭吗?

A male Muscovy duck can grow up to about 86cm and weigh 4.5 – 6.3kg, while the female is noticeably smaller, with a body length of about 64cm and weighing from 2.7 – 3.6kg. Both male and female ducks have a distinctive feature which is a black-and-red, or all-red face.

雄鸭会长到大约86公分, 体重介于 4.5至6.3公斤
雌鸭则比雄鸭的个子小, 身长大概64公分,
体重由2.7 到3.6公斤, 头部特征 会有全红或黑红的印记



Every day the ducks will go for their morning walks in nature. They are social birds and are often seen in pairs or small groups.

Muscovies usually start laying eggs when they're about six months old. A female duck can lay a clutch of 4 to 10 eggs, and will only eat and rest for a short while, as most of the time it will be patiently hatching the eggs. After 35 days, the ducklings are born and ready to meet the world! Both parents will take care of the baby ducks together for about 60-70 days till the ducklings become independent.

鸭鸭们每早上都会出门晨运并沉溺在大自然的怀抱中鸭子会在6个月大之后开始繁殖及下蛋。

平均每次会产下4到10颗蛋。雌鸭会善用一小部分的时间进食及休息, 因为大部分的时间都会耐心地在孵蛋35天后, 小鸭子们便健康地出世了与大家相遇咯! 鸭爸爸及妈妈会一起细心照料小鸭们长达60-70天直到它们能独立生活。

Let's head to Sutera Good Earth Farm (SGEF) to meet the ducks!
记得到我们的五福农乐与鸭子们相遇吧!



E-Cigrattes & Vaping

isn't cool

电子烟，真没你想的那么酷

The use of electronic cigarettes among Malaysians especially young people (age 15-year-old and above) is becoming a growing concern in Malaysia. In Malaysia, at least 27,000 deaths per year are reported as a result of smoking based on the report of Malaysia Factsheet THE ASEAN Tobacco Atlas. The main cause of death is due to complications related to heart disease, chronic lung disease and lung cancer.

在马来西亚，使用电子烟尤其是年轻人（15 岁及以上）正成为马来西亚日益关注的问题。根据《东盟地区烟草控制地图集》的报告显示，在马来西亚，每年至少有 27,000 人死于吸烟。主要死因是与心脏病、慢性肺病和肺癌相关的并发症。

The Ministry of Health Malaysia defines that electronic devices that contain nicotine are referred to as 'electronic cigarettes' (eCig), while those that do not contain nicotine, are referred to as Vape.

The electronic devices are battery-powered. They have cartridges filled with a liquid and this liquid is heated by the battery, producing a vapour that the user inhales. These so-called e-liquids may or may not contain nicotine but typically contain additives, flavours, and chemicals that can be toxic to people's health.

The electronic devices come in many shapes and sizes. Some are made to look like regular cigarettes, cigars, or pipes. Some resemble pens, USB sticks, and other everyday items. Larger devices such as tank systems, or "mods," do not resemble other tobacco products.

马来西亚卫生部将含有尼古丁的电子烟定义为“电子烟”（eCig），而不含尼古丁的电子烟被称为 Vape。

电子烟一般由主机（将电子烟油填入）和过滤嘴三部分組成，通过加热雾化产生具有特定气味的气溶胶供烟民使用。这些所谓的电子烟油可能含有尼古丁，也可能不含尼古丁（但不含烟草），但通常也含有添加剂、香料和化学物质，这些物质可能对人们的健康有害。

电子烟有很多种设计和形状。有些看起来与常规卷烟、雪茄或烟斗类似。有些设计为各种个性化形状类似于笔、U 盘和其他日常用品。

	Main Ingredients in E-Liquids 电子烟油的主要成分			
	Nicotine 尼古丁	Propylene Glycol (PG) 丙二醇	Vegetable Glycerin (VG) 甘油	Flavours and Dyes 人工合成或天然香精菸油
E-Cigarette 电子烟	✓	✓	✓	✓
Vape		✓	✓	✓

	Main Ingredients in E-Liquids 电子烟油的主要成分			
	Nicotine 尼古丁	Propylene Glycol (PG) 丙二醇	Vegetable Glycerin (VG) 甘油	Flavours and Dyes 人工合成或天然香精菸油
Health Effects 健康影响	<ul style="list-style-type: none">Nicotine is highly addictive.Nicotine is toxic to developing fetuses.Nicotine can harm adolescent and young adult brain development, which continues into the early to mid-20sNicotine is a health danger for pregnant adults and their developing babies.Promote blood clotting.Nicotine as low as 2mg can cause disturbances in stomach and intestines. High dose can cause seizures and respiratory failure. Nicotine at a level of 40mg can cause death. <ul style="list-style-type: none">尼古丁高度成瘾。尼古丁对发育中的胎儿有毒。尼古丁会对大脑发育产生有害影响,导致大脑发育的长期后果,并可能导致学习和焦虑障碍。这种情况会持续到 20 多岁。尼古丁对孕妇及其发育中的婴儿构成健康威胁。促进凝血。低至 2 毫克的尼古丁会导致肠胃不适。高剂量可引起癫痫发作和呼吸衰竭。40 毫克的尼古丁会导致死亡。	<ul style="list-style-type: none">PG when heated will produce substances that release formaldehyde, which can cause cancer.Short term effects- irritation to the eyes, throat, and respiratory systemLong term effect – Asthma <ul style="list-style-type: none">PG 受热后会产生释放甲醛的物质,从而致癌。短期影响- 刺激眼睛、喉咙和呼吸系统。长期影响- 哮喘。	<ul style="list-style-type: none">Ingredient that is used in soaps, face creams and more.Can cause minor effects if it comes into contact with the skin and eyes.Long term effect – damage to internal organs. <ul style="list-style-type: none">常见的肥皂、面霜等添加剂。如果接触皮肤和眼睛,可能会造成轻微影响。长期影响- 对内脏器官的损害	<ul style="list-style-type: none">High levels of cytotoxicity.Capable of killing cells e.g., lung cells, brain and skin layers. <ul style="list-style-type: none">高度细胞毒性。能够杀死细胞,例如肺细胞、脑细胞和皮肤层。



10 Tips to Stop Smoking 10个戒烟小贴士



Put it in writing
记录下来

Quit with a friend
和朋友一起戒烟

Surround yourself with support
使用积极和鼓励的话语

Identify what makes you crave a cigarette
找出是什么让你渴望吸烟

Keep busy to resist the urge to smoke
保持忙碌以抵制吸烟的冲动

Try Nicotine Replacement Therapy
尝试尼古丁替代疗法 (NRT)

Rely on expert help
咨询专家的帮助

Eat well
吃得好

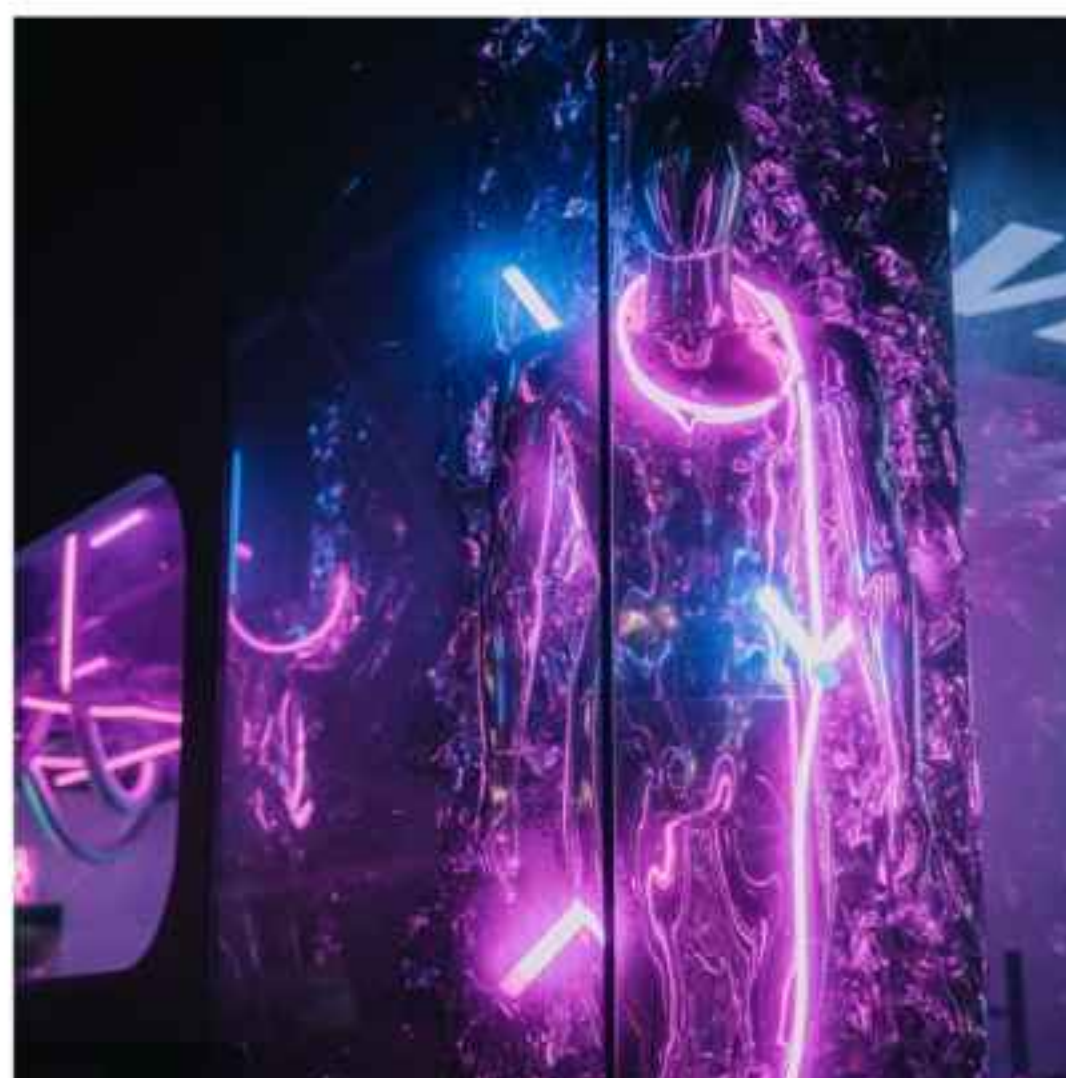
Work out the stress
解决压力

Make a date to quit
规划戒烟日期



OVERDOPE.

“咖啡是白天的酒”



Overdope Coffee Bar subtly integrates cafes and bars in the same space as the first of its kind in Johor. The decoration features pretty blue-pink LED lamps which create a mood of joy and bliss. From the entrance décor to the layout and lighting --- it has that “Welcome to the Future” feel. Once you enter, you are like a time traveller who has just stepped into a time warp.

Overdope Coffee Bar has a variety of items that will dazzle the taste buds --- from Western food like pasta to oriental delights. The salted egg grilled chicken chop sauce here is really special as it is sweet and salty, and is loved by both adults and children. The seafood garlic pasta topped with lala, shrimp and squid rings, is really huge! The osmanthus latte is a drink that perfectly blends coffee with milk and the osmanthus, that leaves a floral aftertaste.

If you love alcohol, there's a long bar at the entrance that is exclusively for those who enjoy drinking! Cheers!

Overdope Coffee Bar是全柔首家结合了酒吧元素的科技风咖啡厅。全店从门前的摆设到店内的布置、灯光，都呈现出满满的未来感。店家采用大量的蓝粉色LED灯管及铝箔纸打造自带迷幻摇滚氛围的酸性设计装潢，进来这里真的会有穿越时空的错觉！

Overdope Coffee Bar提供各式各样的餐饮，从西餐、意大利面、中式饭类都应有尽有。这里的咸蛋烤鸡排酱料口感很特别，甜咸味无论大人小孩都很爱。海鲜蒜香意大利里放了好多啦啦、虾仁及苏东圈，分量绝对足够。这里的桂花拿铁也很特别，带咖啡香浓醇厚的香道，还有淡淡的花香余韵，味道中和得恰好！

这家店的入口处有着长吧台，让爱喝酒的客户可以在这里享受各类酒饮！



Scan our facebook page!

📍 24G, Jalan Sutera Tanjung 8/4, Taman Sutera Utama, Skudai Johor.

☎ 016-748 6027

🕒 12:00pm-12:00am

RESTORAN New Pekin 新北京 粿条仔



新北京粿条仔是北京楼所推出的全新概念店，同样坚持将美味与高品质餐点带给食客的理念。

北京楼创办人游国光在十三多年前开业时，一心带着把美食分享给大众的心态。从一家小参访发展到现在的五家能同事满足门市和宴会需求的酒楼，当然少不了幕后工作团队的功劳。

许多北京楼的员工都是从参访创业初期就加入，一起奋斗至今，这份忠诚与信赖都是因为创办人对待员工犹如家人般真诚，让他们倍感亲切及被重视。由于餐饮业生意受疫情和行管令重创，因担心传统餐馆的生意无以为继，员工生计受影响，他因此萌生让员工能拥有自己的店面做生意的想法，催生出新北京粿条仔的概念。

粿条仔可以是早，午，晚餐，也可以是宵夜，一万带有药材香的粿条汤，配上火候恰到好处的卤肉和各种卤料，以及特制辣椒酱，就是新山的特色美食，让许多人爱不释“口”。



New Pekin is a new dining concept from Restaurant Pekin and strives to provide tasty and sumptuous meals to all.

13 years ago, the founder Mr Yeo started the business, he is passionate about sharing delicacies to all. Restaurant Pekin started from a small restaurant and is proud to have 5 restaurants until today, the credits all belongs to the team effort.

Most employees join Pekin since the beginning of the business. They are willing to work for long term as Mr Yeo treated them like his own family and they feel a sense of belonging with the company. After the pandemic, Mr. Yeo started to think an alternative business of the traditional Chinese restaurant, the he sprouted the idea of New Pekin.

Kway Teow Kia can be breakfast, lunch, dinner or supper. A bowl of Kway Teow Kia is filled with the fragrance of Chinese traditional herbs, braised meats and assorted ingredients with a special chili sauce. Kway Teow Kia is the all time popular and favourite food in JB town.



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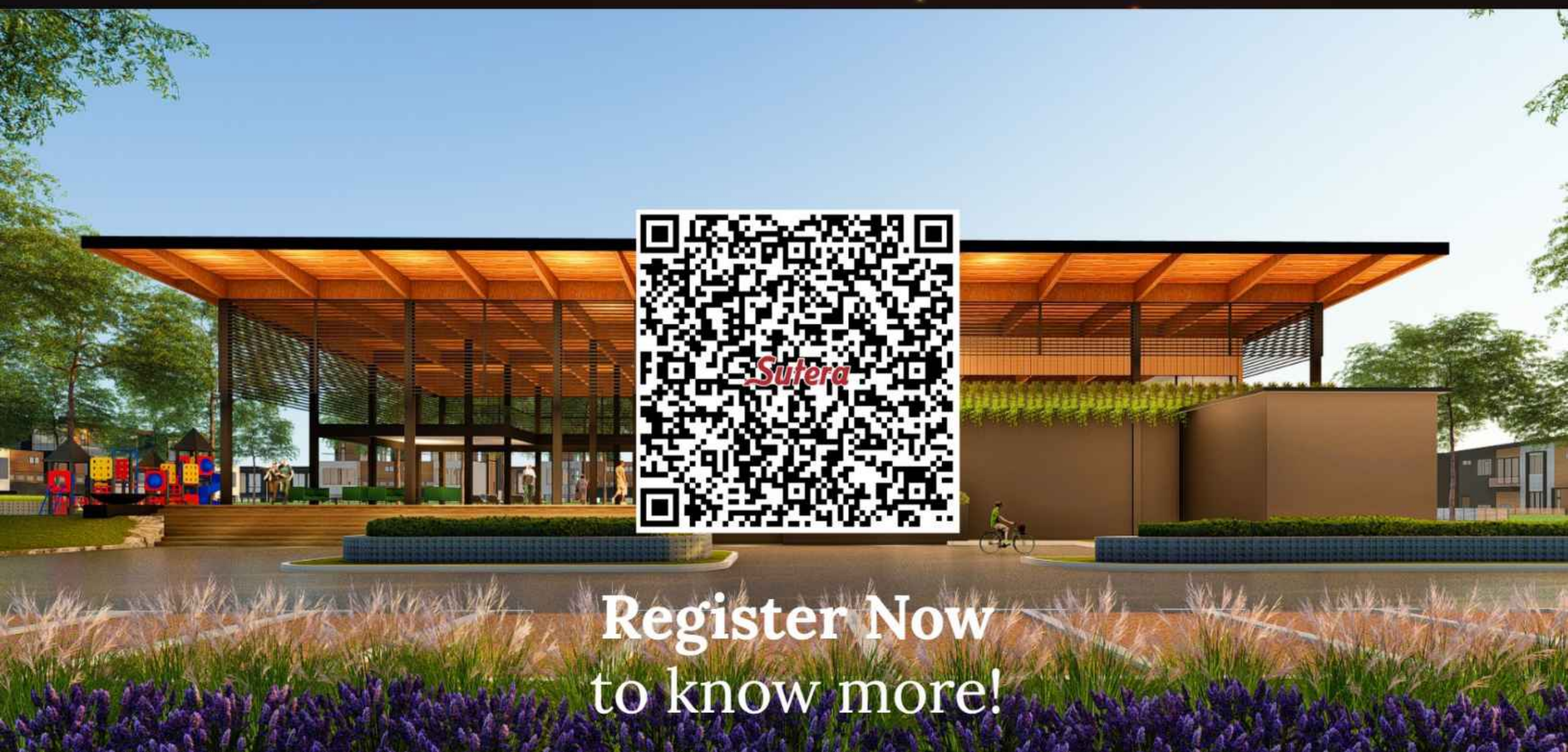
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